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ANNUAL REPORT
OF THE
BUILDING DEPARTMENT
FOR THE YEAR 1930.

BOSTON, February 2, 1931.

HON. JAMES M. CURLEY,
Mayor of the City of Boston.

SIR,— In compliance with section 1, chapter 550, of the Acts of 1907, and section 24, chapter 3, of the Revised Ordinances, a statement of the operations of the department from January 1, 1930, to December 31, 1930, is herewith presented.

EDWARD W. ROEMER,
Building Commissioner.

BUILDING OPERATIONS.

The volume of building operations in the City of Boston for the year 1930, totaling \$30,299,625, was very satisfactory when considered in the light of conditions prevailing throughout the country. Despite a recession of slightly over 50 per cent from the total of 1930 in building activities, Boston held its own with the other large cities, and ranks well up among the first twenty-five cities of the nation in this respect.

Due to the general depression existing throughout the country several large building projects which were under contemplation were for the time being postponed. Had these projects been carried to completion the total for

607200
6354
52
1930

1930 would have equaled or exceeded the total for 1929. Confidence in the outlook for the future is evidenced in the erection during the year of three large office structures at a cost of nearly \$4,500,000 — the Western Union Building, the Professional Arts Building and the New England Telephone and Telegraph Building at Bowdoin square. The year also witnessed the completion of the \$2,500,000 tower building at 75 Federal street and the completion and dedication of the new \$2,000,000 Manger Hotel in the North Station group.

In view of these large undertakings and the general feeling of optimism which seems to be growing on every hand the department looks forward to a resumption of building activities during the coming year. With the many projects under way by city, state and nation we look forward with confidence that the City of Boston will once again be one of those in the front rank of municipalities in all lines of business activities and endeavors.

Housing construction suffered a further decline from the volume of last year, although this recession was more marked in the type of multi-family apartment and tenements than in the smaller unit dwellings. The total of construction of the private type one, two and three family dwellings held up very favorably with the preceding year, there being 818 of this type of homes erected at a cost of \$5,445,800 as compared with 962 buildings in 1929 valued at \$6,902,000. Total housing construction for the year accommodated 1,415 families in 832 structures at an estimated cost of \$6,226,800.

A further increase in the hospital facilities of the city was begun with the start on the initial group of buildings for the New England Medical Center at the South End. Several new units at the Boston City Hospital and another of the George R. White district health units were also completed and put into commission during the year.

Commercial and industrial construction, including stores, offices, manufacturing, storage and warehouse buildings, projected during the year amounted to \$6,080,525 for 119 structures as compared with 167 buildings of this character in 1929 costing \$9,677,000. Although no large public garages were erected during the year the number of smaller private garages, of which there were 825 costing nearly \$700,000, compares well with 1929.

Although not reflected to any great extent in the volume of building construction for the year the work of the department's inspection force was immeasurably augmented by the large number of conventions held in the city during the summer and by the celebration of the Tercentenary of the founding of the city. These affairs necessitated the supervision and inspection of a huge number of reviewing stands, seating thousands of spectators viewing the many parades and pageants staged in connection with these gatherings. This work reached its climax with the celebration of Tercentenary week in September and the convention of the American Legion in October, when the greatest parades and pageants in the history of the city were staged. The department is happy to report that not one accident or injury occurred as a result of any defect in the construction and maintenance of these stands. Inspection and supervision of egress at all public halls and places of assembly during these gatherings was also greatly increased.

Construction of public buildings during the year included additions to the courthouses at Brighton and East Boston, and branch libraries at Roxbury and Mattapan, costing in all nearly \$500,000. Two new theaters, one completed and in operation at Mattapan and the other contemplated in downtown Boston on Adams House site, were also undertaken during the year.

Another phase of the department's work which does not show in the total volume of construction, but which was tremendously increased during the year, is the inspection and designation of "main stairways" in conjunction with the lighting of hallways in accordance with section 45 of the Acts of 1907, which provides that:

"Public halls and main stairways in all tenement houses now existing or hereafter erected three stories or more in height, and accommodating four or more families who are served by a common main stairway and hall, shall be provided with proper and sufficient lights to be kept lighted during the night. The words 'Main Stairway' as used in this section shall mean the staircase so designated by the Building Commissioner."

There are many hundreds of tenement and apartment houses in the city which come within this classification and it has been necessary to detail the entire inspection

force of the department, in addition to their other duties, to the inspection of these tenements and the designation of the "main stairways."

The advent of miniature golf, both indoors and out, has also entailed considerable increase in the work of the Egress and Zoning Divisions. While the actual investment involved in these undertakings is large, the amount of construction necessitated is small, since the indoors are usually located in vacant buildings with large floor area and the outdoors in vacant lots.

The department has numerous and frequent requests from other cities, chambers of commerce, civic bodies and research organizations for statistics in many forms concerning the various phases of the building and housing situation in Boston. Building departments in many other cities, too, are interested in the provisions and application of the Boston Building Law and Zoning Law and the department has many calls for information along these lines. Preparation of these many statements of varying character entail much additional work for the clerical force of the department.

During the year changes were made in the routine of office procedure which have resulted in greater efficiency of the office and expedited the passing and examination of plans and the issuance of permits for construction.

The following is a list of the principal building projects, those involving an outlay of \$100,000 or more, for which applications were filed with the Building Department of the City of Boston during the year ending December 31, 1930:

New England Telephone & Telegraph Company, 6 Bowdoin square. Office building and machine switching exchange, ten stories, 155 feet,	\$1,700,000
Professional Arts Building, 435 Stuart street. Office building and stores, twenty stories, 230 feet	1,700,000
Western Union Telegraph Company Building, 218-232 Congress street. Offices and service building, twelve stories, 155 feet	1,250,000
Atlantic National Bank (addition), Water and Kilby streets. Offices and banking quarters, 13 stories, 155 feet	1,000,000
New England Medical Centre Group, Ash, Bennet and Nassau streets. Hospital, dispensary and clinical buildings	402,000
Sears-Roebuck Building (addition), Audubon road and Brookline avenue	400,000

Municipal Bath House (New L Street Bath), 1685 Columbia road	\$300,000
Paramount-Publix Theater (tentative), 549-559 Washington street	250,000
Boiler House and Laundry, Boston Sanatorium, River street, Mattapan	230,000
Kitchen and Refectory, Boston Sanatorium, River street, Mattapan	224,400
East Boston Courthouse and Police Station (addition)	216,000
Automobile Sales and Service Building, 1055 Commonwealth avenue, Allston	200,000
Locker Building and Gymnasium, Harvard Stadium, Isolation and Pathological Ward, Children's Hospital, Longwood avenue	190,000
New England Hospital for Women and Children, Dimock street, Roxbury	180,000
Edison Electric Illuminating Company Generating Station, 27 Scotia street	175,000
North Station Industrial Building (alteration)	165,000
Apartment Houses, forty-two families, 1766-1770 Centre street, West Roxbury	160,000
Medical Library (addition), 8 Fenway	150,000
Stores and Restaurant Building, 37-51 Court street, Apartment House, 435 Beacon street, seventeen families	125,000
Gordon College of Missions and Philosophy (addition), Evans way	120,000
Stores Block, Blue Hill avenue and Oakland place, Mattapan	112,000
Boston Elevated Railway Bus Garage, 2545 Washington street, Roxbury	100,000
Brighton Courthouse (addition), 40 Chestnut Hill avenue	100,000
R. C. A.-Victor Corporation of Massachusetts (addition), 76 Atherton street, Jamaica Plain, Apartment House, twenty-eight families, 96 Kilsyth road, Brighton	100,000
Thompson's Spa (alterations), 227-233 Washington street	100,000
Heating Plant, Harvard Medical Dormitories, Vila street, Roxbury	100,000

EGRESS DIVISION.

The required inspection of the 259 theaters, moving picture houses and public halls, has been attended to, also such inspection (day or night) as was deemed necessary for the safety of the public.

The Licensing Board, also the State Department of Public Welfare, are cooperating with the department by referring all applications for lodging houses and homes for aged persons for inspection and approval of the egress.

The Licensing Board in the past, having sent only applications for new licenses or changes of licenses, has now furnished the department with a list of all lodging houses in the city, so that an inspection can be made of the remaining, or about five hundred houses.

An outstanding feature of the year was the installation of sprinklers on the stage in all second-class constructed moving picture houses, also replacing all screens with an approved type of fireproof screen and flameproofing all fabric drops, borders, wings and other properties on the stage.

Another new feature this year has been the inspection and approval of thirty-four indoor golf courses which have been classed the same as public halls.

Beginning with the first of the year all hotels (about 115) will be re-examined for egress and thereafter at regular intervals, especially in regard to lighting of stairways, alarm signals and watchmen, as section 44, chapter 143, of the General Laws require.

In the densely populated districts of this city there are many fire escapes which require inspection, as it is a well known fact that in this climate metal rusts very quickly, also that fire escapes are not generally kept in good condition or even free from snow or ice in the winter months.

The Egress Division has many monthly inspections to make which are required by law; this in addition to the daily assignments due in a great measure to the active cooperation and the many communications from the Fire and Health Departments.

FIRE PROTECTION EQUIPMENT.

Automatic sprinkler protection is based on the fact that nearly all fires have a small beginning, and this protection should be so installed that possible fire may be controlled at the start.

This requires that such work be properly designed, carefully supervised and frequently inspected after installation. Standpipe systems for use by the Fire Department and occupants are also under like supervision and inspection.

Department regulations require standpipe protection in buildings while under construction.

Sprinkler and standpipe requirements should be extended to include certain types of buildings which at present are not required by law to install this very important safeguard.

It is hoped that the bill presented by his Honor the Mayor of Boston to the Legislature will receive favorable action; by its passage the fire hazard will not only be lessened very materially, but will in many instances provide means to control incipient fires.

WATER SUPPLY SYSTEMS FOR FIRE PROTECTION AND DOMESTIC USE.

Legislative acts permitting the erection of buildings to heights above that at which water may be properly supplied from the city mains, have brought new problems to the department.

Water at adequate pressure and volume for domestic use and for fire protection must be provided. The department has designed pumping equipment to meet these conditions, which are entirely automatic, being controlled by the pressure in the piping system. Each installation, having engineering difficulties peculiar to itself, requires a great amount of study. Plans of the proposed building are examined, probable water consumption is estimated, and on this basis, pressure required, size and capacity of pumps, tanks, etc., are determined.

The department has also designed an electric control panel used to regulate the operation of these pumping equipments which has greatly reduced the initial cost of such devices. Many of these equipments are now in operation in Boston and are giving unfailing service with the least amount of attention.

Equipped as above:

Parker House.	Metropolitan Building.
Ritz-Carlton Hotel.	Sears-Roebuck Building.
Beth Israel Hospital.	United Shoe Machinery Build-
Hotel Bradford.	ing.
Boston Continuation School.	Tower Building.

PLUMBING DIVISION.

While the number of applications for plumbing permits was not as large as usual, there were several out-

standing jobs during the year, among which are the Tower Building, the Telephone Building, Bowdoin square, and the new Dillon locker building for Harvard College, each one presenting their particular problems of plumbing installation. Probably the most interesting job of plumbing was that in the Edison heating plant, which is the first of its kind in this city, in which the particular problem was the drainage of the waste water used for washing the smoke and cinders. As this water contains a large percentage of sulphuric acid a rubber lined iron pipe was used, which is supposed to be acid resisting, and as this is the first of its kind ever used in this city it will be watched with interest by the department.

The plumbing inspectors have been especially active in investigating and following up complaints of the installation of illegal plumbing and it is due to the vigilance of the division and to the vigorous enforcement of the plumbing law that we have in Boston such a small amount of illegal and unsanitary plumbing installations.

We have had the usual number of complaints of roof water flowing upon neighboring property and public ways, which have been given proper attention. These complaints have been followed up by the inspectors with the result that in the majority of cases the violations have been removed, and others have been referred to the Law Department for such action as may be deemed necessary.

In addition to their regular duties the inspectors of plumbing have cooperated with the other divisions in making special inspections of the lighting of halls and stairways.

ZONING DIVISION.

All applications made to the Building Department, either for a new building or an alteration of an existing building, are first referred to the Zoning Division for its approval before any action is taken on same. It is important and necessary that all applicants for permits for a new building or an addition to an existing building file a certified plot plan with their application in order that all setbacks, yards and other open spaces may be provided as specified under the different sections of the zoning law. It would save considerable time and trouble if the applicant would be sure that

the measurements on said applications, such as the size of the structure, the depth and width of the lot and the distances of required setback and yards, agree with the plot and construction plan.

Since the zoning law went into effect the Street Commissioners have sent all applicants for garage licenses and for licenses for the storage and sale of inflammable fluids to the Zoning Division in order that the application and accompanying plans could be stamped according to the zone the property is located in.

During the past year the Police Department, the Board of Health, and the Licensing Board have sent all applicants for licenses to the Zoning Division, and if the location was found to be in the proper zone the application was approved. There have also been numerous applications for miniature golf courses and other amusement enterprises referred to this division for approval or rejection by the Licensing Division of the Mayor's office.

While the Zoning Division in common with all the other divisions of the Building Department is at all times pleased to patiently explain and also advise anyone regarding proposed work, giving the benefit of years of experience, we have absolutely no power to change even one word of chapter 488, Acts of 1924, and if all those who come seeking information would bear this fact in mind, it would save considerable time to the applicants.

In specific cases any applicant whose application has been refused has the privilege of appealing to the Board of Appeal which has the power to permit a variance of the act where its enforcement would involve practical difficulty or cause unnecessary hardship.

If a change is desired in the boundary lines of a district, a citizen or group of citizens, whether by petition or otherwise, may apply to the Zoning Adjustment Board for relief.

GAS DIVISION.

The extensive use of gas for domestic and industrial appliances, and for central house heating, has caused the manufacturers to place on the market better, safer and more scientifically constructed appliances.

In the supervision and inspection of the installation in buildings it is necessary that the proper type and size appliance be selected. The weight on the floor,

the fire protection and the ventilation of the appliance, as well as the room, must be taken into consideration.

Gas is not turned on until all the requirements for safety have been complied with.

In the past year the gasfitting inspectors have been able to return to previous installations of house heating and industrial appliances and to more fully study and check up their operation as to safety.

ELEVATOR DIVISION.

The enforcement of the provisions of the state elevator and escalator regulations rests with the Elevator Division of the Building Department. The division consists of one supervisor, eleven inspectors and one special night inspector. The work of the night inspector is restricted to the making of tests at night for the convenience of those who do not care to have work done during the day. The regular inspectors make examinations on complaints, accidents, alterations and installation of new elevators, shaftways, etc. They also test about 3,000 elevators each year. There are about 12,800 elevators in the city and it is estimated that the daily passenger travel on these elevators is about 1,000,000 persons. It is interesting to note that only one person was killed on a passenger elevator last year, although seven persons were killed on freight elevators. There is at present a lack of proper safety devices on freight elevator doors and gates. The installation of such devices would prevent the operation of these elevators when the doors or gates are open and would do much to prevent accidents.

The law does not require licensed operators on freight elevators and boys, pedlers and other persons having no experience frequently run the elevator. At least 95 per cent of the accidents on freight elevators could be prevented if the law required licensed operators or interlocking devices on gates.

Interlocking devices are being installed on practically all new passenger elevators with corresponding increase in their safety.

The increase in the height of buildings now permitted by law has raised an interesting question for the department. The present law permits a speed of 600 feet per minute, which is not considered sufficient for higher buildings.

DILAPIDATED BUILDINGS.

The work of taking down buildings or repairing same has been done with every possible care for the safety of the public as well as safeguarding the interests of the property owners. Police protection is required in all cases during the process of razing buildings and is of great help and protection.

In some cases, where party walls have been left in an unsafe condition due to the taking down of buildings, it has been found necessary, owing to the fact that there are disputes between the owners in regard to the expense of taking care of these walls, for the department to obtain permission from the Mayor to secure and shore same. The number of buildings taken down was 240, at an estimated cost of \$37,526. The number of buildings repaired was 140, at an estimated cost of \$109,300. The total cost to the City of Boston was \$3,431.90. The number of inspections was 1,967 and the number of reports, 247.

Materials Approved by Building Commissioner After Satisfactory Test as Provided by Section 8, Chapter 550,
Acts of 1907, as Amended.

NAME OF MATERIAL.	Date of Approval.	Manufactured by	Condition of Approval.
Celotex.....	August 2, 1922.....	The Celotex Company.....	Substitute for wood lathing, interior finish, interior and exterior sheathing on full frame buildings only.
Gypsteel long span floor construction.....	July 11, 1923.....	Structural Gypsum Corporation.	Floors and roofs not over 150 pounds live load.
Gypsteel — poured in place.....	.....	Structural Gypsum Corporation....	Floors and roofs not over 150 pounds live load.
Gypsteel — precast.....	.....	Structural Gypsum Corporation....	For roofs only, when less than 3 inches as a substitute for wood only.
Bois interlocking stairs.....	.....	E. Van Noorden Company.	See letter of approval.
Hytect.....	April 21, 1924.....	Hytect Cement Company.....	Poured in place or precast.
Gypsum for protecting steel from the effects of fire.....	January 5, 1925.....	The Gypsum Industries.....	Floors, roofs, partitions and fire protection.
Flex-or-Crete.....	May 9, 1925.....	Structural Flex-or-Crete Company	
Smith steel stairs.....	December 24, 1925.....	A. L. Smith Iron Works.	
Revised design of platform.....	April 3, 1926.....	A. L. Smith Iron Works.	
Suspension type Pyrofill floor and roof.....	June 23, 1926.....	U. S. Gypsum Company.	
Steel joist type Pyrofill floor and roof.....	June 23, 1926.....	U. S. Gypsum Company.	
Three and one-half inch hollow Pryobar tile.....	June 23, 1926.....	U. S. Gypsum Company.....	Roofs only.
Four-inch hollow Pryobar tile.....	June 23, 1926.....	U. S. Gypsum Company.....	Roofs only.
Three-inch solid Pryobar tile.....	June 23, 1926.....	U. S. Gypsum Company.....	Roofs only.
Five-inch long span channel tile.....	June 23, 1926.....	U. S. Gypsum Company.....	Substitute for wood on pitch roof only not less than 45 degrees.
Five-inch long span hollow tile.....	June 23, 1926.....	U. S. Gypsum Company.....	Substitute for wood on pitch roof only not less than 45 degrees.

Six-inch long span channel, tile.....	June	23, 1926.....	U. S. Gypsum Company.....	Substitute for wood on pitch roof only not less than 45 degrees.
Six-inch long span hollow tile.....	June	23, 1926.....	U. S. Gypsum Company.....	Roofs only.
Gyp-Lap.....	June	23, 1926.....	U. S. Gypsum Company.....	Substitute for wood sheathing on full frame buildings.
Rocklath.....	June	23, 1926.....	U. S. Gypsum Company.....	Substitute for wood lathing.
Sheetrock Pyrofill roof.....	July	13, 1926.....	U. S. Gypsum Company.....	Roofs of second-class buildings.
Swanson steel and concrete stairs.....	August	16, 1926.....	Knowlton Iron Works Company..	
Gypsum plaster board.....	October	9, 1926.....	The Gypsum Industries.....	Substitute for wood lath.
Gypsum board sheath.....	October	9, 1926.....	The Gypsum Industries.....	Substitute for wood sheathing on full frame buildings.
Concrete block in foundation.....	October	18, 1926.....	Any manufacturer (after freezing and compression test).	Twelve-inch block laid according to specifications dated October 18, 1926.
Havemeyer security anchor.....	November	9, 1926.....	Havemeyer Steel Company.....	Anchoring brick or stone to structural concrete frames.
Dovetail anchor slot.....	November	9, 1926.....	Dovetail Anchor Slot Company,	Anchoring brick, stone or terra cotta to structural concrete frames.
Precast Porete slab 32 inches by 24 inches by 1½ inches.....	November	29, 1926.....	Porete Manufacturing Company...	Substitute for wood on roofs only.
Mitco Interlocking Grating..... Type C 1 inch. Type C 1½ inch.	March	4, 1927.....	Hendrick Manufacturing Company.	Floors of balconies and fire escapes and treads of stairs.
Diamond Grating..... Type A-3.	April	1, 1927.....	William F. Kemp Company.....	Floors of balconies and fire escapes and treads of stairs.
Revised design of stringers and post connections.....	April	22, 1927.....	A. L. Smith Iron Works.	
Precast Porete slab 32 inches by 24 inches by 3 inches.....	May	4, 1927.....	Porete Manufacturing Company...	Fireproof construction.
Irving subway flooring.....	May	4, 1927.....	Irving Iron Works Company.....	Floors of balconies and fire escapes and treads of stairs.
Atlas Lumnite cement.....	May	10, 1927.....	The Atlas Lumnite Cement Company.	Shores and forms may be removed in twenty-four hours when used in a 1-2-4 mix.

Materials Approved by Building Commissioner After Satisfactory Test as Provided by Section 8, Chapter 550, Acts of 1907,
as Amended.—Continued.

NAME OF MATERIAL.	Date of Approval.		Manufactured by	Condition of Approval.
Holorib.	May	17, 1927	Holorib, Inc.	Substitute for wood in construction of roof boarding; spans not to exceed 4 inches; metal to be not thinner than 0.038 inch.
J. & L. Junior beams	June	30, 1927	Jones & Laughlin Steel Corporation.	See letter of approval.
Tri-Lox grating panels	July	7, 1927	Tri-Lok Company	Floors of balconies and fire escapes and treads of stairs.
Keystone Gypsum slab	August	11, 1927	Keystone Fireproofing Company of New York.	Roofs.
Gypsteel slabs	August	15, 1927	Structural Gypsum Corporation ..	For roofs, providing the slabs are not more than 37 inches long, not less than 4 inches thick, and reinforced with four $\frac{3}{8}$ -inch diameter rods $\frac{1}{2}$ inch from the bottom of the slab spaced 6 inches on centers.
Slagblok slab	September	2, 1927	Republic Fireproofing Company, Inc.	Floors only.
Pyrocell	September	14, 1927	United States Gypsum Company,	Substitute for following. 1. Bricknogging between studs and joists. 2. Cinder concrete between screeds in floors in fireproof construction. 3. Cinder concrete fill on roof slabs. 4. Sound deadener and insulator.
Thermofill	September	14, 1927	United States Gypsum Company,	Sound deadener or insulator only.
Certain-Teed roofing	September	22, 1927	Certain-Teed Products Corporation.	Covering of roofs of first-class buildings.
Eight-inch composition roofing	November	17, 1927	Philip Carey Company	See letter from fire underwriters.

Open truss type of steel joist.....	January 24, 1928.....	Truscan Steel Company.....	Welded connections only. Carrying capacity to be designed and analyzed in accordance with usual methods of computations recognized by the Building Department.
Steel stairs with Interlocking Precast concrete treads and risers.	March 1, 1928.....	Babcock Davis Corporation.	Substitute for wood on roofs only.
Reinforced gypsum roof slab.....	March 10, 1928.....	H. E. Marks Corporation.....	Approved for straight runs only.
"Ezyfit" boltless riser and tread.....	March 10, 1928.....	Standard Steel Sections, Inc.....	Welded stringers and minor connections.
Steel stairs.....	May 17, 1928.....	A. L. Smith Iron Works.....	Welded stringers and minor connections.
Steel stairs.....	May 17, 1928.....	Babcock Davis Corporation.....	Approved for standard fire escapes on condition that the open spaces between the ribs or bars of the step shall not exceed $\frac{3}{16}$ inch, and the minimum thickness of material shall not be less than $\frac{5}{16}$ inch.
"Monoprest" fire escape tread.....	September 27, 1928.....	David H. Smith & Sons, Inc.....	Approved for boarding-in of frame houses.
Certain-Teed insulating board and beaver insulating board.	September 27, 1928.....	Certain-Teed Products Corporation.	Concrete furnished in said trucks approved for use in Boston.
Barrymore "Readymixed" concrete.....	September 27, 1928.....	Metropolitan Sand and Gravel Company.	Approved for reinforcement in concrete slabs with the proviso that the slab complies with the minimum thickness of slabs and the fire protection of the reinforcing as described in section 15, chapter 550, Acts of 1907, as amended.
Bostwick "Truss-loop" metal lath.....	September 27, 1928.....	Bostwick Steel Lath Company.....	For straight runs only.
Steel stairs.....	April 13, 1929.....	Babcock Davis Corporation.....	Mortar be used no poorer than one part Brixment and three parts of sand by volume. Load not to exceed 14 tons per square foot.
Brixment.....	April 13, 1929.....	Louisville Cement Company.....	

Materials Approved by Building Commissioner After Satisfactory Test as Provided by Section 8, Chapter 550, Acts of 1907,
as Amended.— Continued.

NAME OF MATERIAL.	Date of Approval.	Manufactured by	Condition of Approval.
No. 1 "Tie-To" inserts for tying metal lath to concrete..	June	Tie-To Insert Company.	Inso board approved for outside boarding-in on full frame buildings only, and for interior finish and sheathing. Inso lath approved as a substitute for wood lath.
No. 1 "Tie-To" inserts used as masonry anchors for bonding brick, stone or terra cotta veneer to concrete.	June	Tie-To Insert Company.	
No. 2 "Tie-To" inserts for securing metal lath to sheathing or insulation for the use of stucco.	June	Tie-To Insert Company.	
No. 2 "Tie-To" inserts for securing brick veneer to insulation or sheathing.	June	Tie-To Insert Company.	
Inso board and Inso lath.....	June	Stewart Inso Board Company.....	
Insulite.....	October	The Insulite Company.....	Approved for sheathing on full-framed buildings only; for plaster base as substitute for wood lath only; roof insulation on second-class buildings; for wall board as substitute for wood lath and plaster; for acoustical correction, condensation correction, sound deadening between floors or partitions, and for refrigeration work, only after examination of each specific set of plans or building.
West Coast hemlock.....	October	West Coast Lumbermen's Association.	Allowable working stresses. Bending, 1,100 square inches. Modulus of elasticity, 1,400,000. Horizontal shear, 75. Compression across grain, 209.

Trowlite.....	October 31, 1929.....	Hercules Cement Corporation.....	Trowlite may be used for mortar in brick work not required to sustain a load of over 14 tons per square foot, and only when used in the proportion of one part of cement to four parts of commercial sand.
Ferrobord roofdeck.....	November 5, 1929.....	Truscon Steel Company.....	Approved as a substitute for wood on the roofs of buildings.
Century cement.....	March 18, 1930.....	Century Cement Corporation.....	See approval on file.
Velo.....	March 21, 1930.....	Glen Falls Portland Cement Company.	High Early Strength Cement.
Heath cubes.....	May 26, 1930.....	Valley View Brick Company.	
Havermeyer joist.....	November 17, 1930.....	Concrete Steel Company.....	Welded connections.
Heliopore.....	November 29, 1930.....	National Heliopore Floor Corporation.	See conditions on file.

Number of Employees in Department, with Salary Rating January 1, 1930, and January 1, 1931.

January 1, 1931.				January 1, 1930.			
TITLE.	Number of Employees.	Salaries.		TITLE.	Number of Employees.	Salaries.	
Building Commissioner.	1	\$7,500 00		Building Commissioner.	1	\$7,500 00	
Clerk of department.	1	2,700 00		Clerk of department.	1	3,000 00	
Supervisor of construction.	1	4,000 00		Supervisor of construction.	1	3,600 00	
Supervisor of construction (Chief of Zoning Division).	1	3,200 00		Supervisor of construction (Chief of Zoning Division).	1	3,300 00	
Supervisor of elevators.	1	2,900 00		Supervisor of elevators.	1	3,000 00	
Supervisor of gas fitting.	1	2,900 00		Supervisor of gas fitting.	1	3,000 00	
Supervisor of plumbing.	1	3,000 00		Supervisor of plumbing.	1	3,000 00	
Building inspector (Chief of Plan Division A).	1	3,400 00		Building inspector (Chief of Plan Division A).	1	3,500 00	
Building inspector (Chief of Plan Division B).	1	3,200 00		Building inspector (Chief of Plan Division B).	1	3,300 00	
Building inspector (construction engineer).	1	3,300 00		Building inspector (construction engineer).	1	3,300 00	
Building inspector (construction engineer).	1	3,000 00		Building inspectors (construction engineers).	2	6,000 00	
Building inspector (Chief of Egress Division).	2	5,800 00		Building inspector, charge of Egress Division.	1	3,300 00	
Building inspector (Chief of Application Desk).	1	3,200 00		Building inspector, charge of application desk.	1	2,500 00	
Building inspector (Chief of Piling and Concrete Inspection).	1	2,900 00		Building inspector, charge of piling and concrete inspection.	1	3,000 00	

Building inspectors.....	1	2,700 00	15	40,500 00
	16	41,600 00	2	5,000 00
	2	4,800 00	2	4,800 00
	2	4,600 00	1	2,300 00
	1	2,200 00	4	8,800 00
	1	2,100 00	1	2,100 00
	1	2,000 00	9	22,500 00
Elevator inspectors.....	9	22,500 00	2	4,200 00
Gas fitting inspectors.....	2	4,000 00	9	22,500 00
Gas fitting inspectors.....	7	17,500 00	2	4,800 00
Plumbing inspectors.....	3	7,200 00	2	4,200 00
Plumbing inspectors.....	2	4,600 00	8	20,000 00
Plumbing inspectors.....	11	27,500 00	2	4,800 00
Tenement house inspector.....	2	4,600 00	1	2,400 00
Zoning inspector.....	1	2,000 00	1	2,500 00
Fire Protection Engineer.....	1	2,300 00	1	3,000 00
Clerks <i>et al.</i>	1	2,500 00		
	20	2,900 00	20	37,500 00
Totals.....	100	\$246,050 00	97	\$242,900 00

NOTES.

Building inspectors assigned to Egress Division, 5.
 Building inspectors assigned to Fence Viewing, 2.
 Building inspectors assigned to Plan Division, 5 — 3 rating as construction engineers.
 Building inspector assigned to Special Division of Dilapidated Buildings, 1.

Plumbing inspectors assigned to sprinklers, 2.
 Gas fitting inspector assigned to Egress Division 1 (theatres).
 Clerk assigned to application desk, 1.
 Tenement house inspector assigned to Egress Division, 1.

Work of Department, Expenditures and Revenue.

YEAR.	APPLICATIONS.						EXAMINATIONS.	EXPENDITURES.	REVENUE.
	NEW.		ALTERATIONS.		ALL OTHERS.	GRAND TOTAL.			
	Number.	Cost.	Number.	Cost.					
1926*	3,799	\$41,339,877	6,016	\$10,144,527	† \$11,252,313	\$62,736,717	* 179,065	* \$246,059 61	*\$81,885 94
1927	3,694	47,651,210	6,136	9,157,994	8,459,856	65,269,050	172,177	260,026 70	75,498 25
1928	3,813	47,807,900	5,465	7,637,125	8,995,186	64,440,211	179,880	257,008 62	78,871 25
1929	2,563	40,735,830	5,611	10,487,341	7,855,323	59,078,494	162,172	265,635 82	58,298 25
1930	2,042	16,671,069	5,198	8,211,482	5,417,074	30,299,625	145,607	262,152 36	44,931 75

* Calendar year January 1 to December 31.

† Includes plumbing, gas fitting, heating, elevators, fire escapes, sprinklers, etc.

Appropriations and Expenditures and Income.

GROUP AND ITEM.	ACTUAL EXPENDITURES.				
	1930.	1929.	1928.	1927.	1926.
A. PERSONAL SERVICE.....	\$243,194 94	\$245,898 28	\$240,109 01	\$230,668 77	\$225,668 98
1. Permanent employees.....	\$241,094 75	\$245,018 28	\$239,449 01	\$229,955 77	\$225,158 98
2. Temporary employees.....	1,600 19	880 00	660 00	710 00	710 00
3. Unassigned.....					
B. SERVICE OTHER THAN PERSONAL.....	11,500 05	12,626 03	10,181 01	20,543 53	12,618 05
1. Printing and binding.....	1,995 21	64 00	60 00	334 60	2,092 25
2. Postage.....					
3. Advertising and posting.....					
4. Transportation of persons.....	4,430 70	4,297 50	4,398 15	4,299 72	4,082 98
10. Rent.....					
11. Insurance.....					
12. Premium on surety bond.....	30 00	30 00	25 00	25 00	25 00
13. Communication.....				7 00	9 25
14. Motor vehicle care and repairs.....	1,395 00	1,217 71	1,356 74	1,300 17	1,122 21
26. Protective and preventive.....					
27. Testing materials and supplies.....					
28. Expert and architect.....					
29. Stenographic and copying.....	5 00	5 00	22 50		
35. Fees, service of venires, etc.....	15 00	14 50	12 80	41 00	41 00
37. Photographic and blueprinting.....	148 13	157 81	128 97	248 87	228 93
39. General plant.....	3,790 01	6,840 23	4,179 15	14,194 27	5,016 63
C. EQUIPMENT.....	1,866 06	1,937 56	1,453 09	3,150 26	2,400 02
4. Motor vehicles.....	1,119 73	1,348 25	1,190 59	2,796 30	2,082 44
9. Office.....	112 03	144 10		202 00	165 03
10. Library.....	54 54	402 03	237 60		277 08
13. Tools and instruments.....	54 76	18 16		126 96	249 97
16. Wearing apparel.....	25 00	25 00	25 00	25 00	25 00
17. General plant.....					
D. SUPPLIES.....	4,582 08	3,985 08	4,048 93	4,432 35	4,707 41
1. Office.....	3,496 76	3,100 88	3,294 50	3,735 35	4,022 51
11. Motor vehicle.....	685 32	837 20	754 43	713 95	684 90
16. General plant.....					
E. MATERIALS.....	50 23	35 85	66 58	67 94	65 15
10. Electric.....	50 23	35 85	66 58	67 94	65 15
F. SPECIAL ITEMS.....	1,150 00	1,150 00	1,150 00	1,150 00	
7. Pensions and annuities.....	1,150 00	1,150 00	1,150 00	1,150 00	
Totals.....	\$262,192 36	\$265,636 92	\$257,008 62	\$260,012 75	\$246,059 61
	1930.	1929.	1928.	1927.	1926.
Appropriations.....	\$271,838 70	\$267,408 36	\$260,076 84	\$263,319 34	\$250,626 17
Income from fees, etc., deposited with City Treasurer.....	44,931 75	68,298 25	78,871 25	76,498 26	81,885 94

**Applications for New Buildings and Alterations, Number, Material
and Estimated Cost, Calendar Year 1930.**

MATERIAL.	NEW BUILDINGS.		ALTERATIONS, ETC.	
	Number.	Cost.	Number.	Cost.
Brick buildings.....	151	\$4,894,572	1,833	\$4,257,974
Stone buildings.....	4	38,800	35	102,205
Concrete and reinforced concrete buildings.	11	441,300	121	1,411,870
Steel frame buildings.....	4	4,900,000	105	1,240,592
Concrete block, terra cotta and hollow tile buildings.	412	384,125	24	30,930
Other fire resisting buildings.....	227	166,005	20	23,310
Total fire resisting buildings.....	809	\$10,824,802	2,138	\$7,066,881
Wooden buildings.....	1,233	\$5,846,267	3,060	\$1,144,601
Total.....	2,042	\$16,671,069	5,198	\$8,211,482

Applications for New Buildings and Alterations, Number, Purpose and Estimated Cost, Calendar Year 1930.

PURPOSE.	FIRST CLASS.		SECOND CLASS.		THIRD CLASS.		SPECIAL CLASS.		TOTAL NEW WORK.		ALTERATIONS, ETC.		GRAND TOTAL.	
	Number.	Cost.	Number.	Cost.	Number.	Cost.	Number.	Cost.	Number.	Cost.	Number.	Cost.	Number.	Cost.
Apartments-tenements *	1	\$125,000	9	\$573,000	4	\$68,000	...	...	14	\$766,000	173	\$282,757	187	\$1,048,757
Apartments-tenements with stores, etc.*	...	...	1	15,000	...	...	...	...	1	15,000	90	115,732	91	130,732
Bank buildings . . . . .	...	...	...	...	...	...	...	...	...	...	9	12,900	9	12,900
Churches, chapels, etc. . . . .	...	...	2	124,000	...	...	...	...	2	124,000	28	138,875	30	262,875
Dwellings † . . . . .	...	...	3	24,000	815	5,421,800	...	...	818	5,445,800	3,082	1,276,218	3,880	6,722,018
Dwellings with stores, etc. † . . . .	...	...	...	...	...	...	...	...	...	...	190	113,770	190	113,770
Foundry buildings . . . . .	...	...	...	...	...	...	...	...	...	...	2	750	2	750
Garages, public and private	171	357,140	244	171,600	265	109,720	145	54,435	825	692,895	103	84,680	928	777,575
Hotel buildings . . . . .	...	...	...	...	...	...	...	...	...	...	26	45,460	26	45,460
Hospital buildings	5	1,147,000	...	...	...	...	...	...	5	1,147,000	25	174,950	30	1,321,950
Lodgings, convents, homes, dormitories, etc. . . . .	...	...	...	...	...	...	...	...	...	...	57	201,115	57	201,115
Lodgings, etc., with stores . . . .	...	...	...	...	...	...	...	...	...	...	4	2,400	4	2,400
Mercantile buildings	7	298,400	66	882,925	10	25,800	14	28,150	97	1,235,275	841	2,285,881	938	3,521,156
Manufacturing buildings . . . . .	...	...	8	159,000	1	1,500	1	1,900	10	162,400	108	401,165	118	563,565

Office buildings.....	3	4,650,000	7	31,950	.....	.....	2	900	12	4,682,850	200	1,443,092	212	6,125,942
Public buildings.....	1	85,000	2	400,000	.....	.....	.....	.....	3	485,000	10	351,403	13	836,403
Public halls, etc.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	6	4,735	6	4,735
School buildings.....	1	120,000	.....	.....	.....	.....	.....	.....	1	120,000	22	19,145	23	139,145
Stables, etc.....	.....	.....	1	33,000	.....	.....	.....	.....	1	33,000	24	12,511	25	45,511
Theatres and movies.....	2	425,000	.....	.....	.....	.....	.....	.....	2	425,000	30	88,485	32	513,485
Miscellaneous.....	17	584,950	32	440,897	129	198,952	73	112,050	251	1,336,849	188	1,155,458	439	2,492,307
Total.....	208	\$7,792,490	375	\$2,855,372	1,224	\$5,825,772	235	\$197,435	2,042	\$16,671,069	5,198	\$8,211,482	7,240	\$24,882,551

* For four or more families.

† For one, two or three families.

1935

Examinations and Reports.

New buildings	3262	15,587
Alterations	17,984	19,457
Boilers, engines, etc.	253	455
Plumbing <i>new 756; alter 13,172</i>		15,788
Plumbing tests	2282	3,476
Gas fitting <i>new 3642; alter 6823</i>		20,992
Gas fitting tests	4551	8,152
Egress plans		320
Egress, existing buildings	344.5	6,153
Theatres	2896	2,967
Moving picture houses	873	809
Halls	942	613
New elevators	145	1,041
Elevators other than new and alterations <i>existing 4734</i>		4,756
Elevator alterations	7	796
Tests of safety devices	3765	3,172
Operators tested		1,734
Sprinkler tests	1449	614
Sprinklers	2288	1,910
Standpipes	99	453
Unsafe buildings		269
Dilapidated buildings	1216	1,149
Take-downs		1,024
Zoning	12,074	6,833
Signs		176
Plans and applications (Divisions A and B)	9468	6,645
Fires	682	994
Concrete and piling		1,164
Gas asphyxiations		52
Elevator accidents		61
Building accidents		13
Violations <i>Complaints made 1983</i>		3,272
Specials	143	1,324
Finals	8120	8,785
Communications <i>acted on 769.4</i>		4,601
<i>Special Detail 5357</i>		
Total		<u>145,607</u>

E.P.A. work

→ 1216

→ 273

Repairs 98

Work for Sewer Dept.

Blas. exam. before blasting 121

Statement of Building Operations in the City of Boston for the Year Ending December 31, 1930.*

(As compared with the four years immediately preceding.)

	1930.		1929.		1928.		1927.		1926.	
	Number.	Cost.	Number.	Cost.	Number.	Cost.	Number.	Cost.	Number.	Cost.
First class ..	208	\$7,792,490	248	\$23,472,065	286	\$16,991,745	331	\$21,084,388	602	\$18,841,692
Second class ..	375	2,855,372	547	9,553,055	690	13,697,858	652	8,941,217	715	7,960,980
Third class ..	1,224	5,825,772	1,487	7,304,206	2,648	16,811,273	2,617	17,244,462	2,384	14,313,420
Special class ..	235	197,435	281	405,604	299	307,024	294	491,143	198	214,885
Total, new work ..	2,042	\$16,671,060	2,563	\$40,735,830	3,813	\$47,807,900	3,694	\$47,651,210	3,799	\$41,339,577
Alterations, etc.	5,198	8,211,482	5,611	10,487,341	5,465	7,637,125	6,138	9,157,994	6,016	10,144,527
Total construction ..	7,240	\$24,882,551	8,174	\$51,223,171	9,278	\$55,445,025	9,830	\$56,809,204	9,815	\$51,484,104
Plumbing ..	3,465	\$2,239,474	3,859	\$3,807,562	4,783	\$4,656,651	4,497	\$3,090,999	4,341	\$5,577,756
Gas fitting ..	6,517	529,103	8,003	573,668	9,223	610,424	8,866	610,784	11,554	787,425
Heating, boilers, etc.	708	739,793	1,013	1,023,280	1,677	1,518,473	1,650	1,895,180	1,929	1,785,353
Elevators, new freight ..	130	193,162	174	325,318	145	442,528	170	360,149	178	555,570
Elevators, new passenger ..	76	977,580	122	1,293,255	109	843,393	102	759,145	139	1,401,704
Elevators, alterations, freight ..	26	26,030	63	44,381	60	45,595	104	79,382	63	75,100
Elevators, alterations, passenger ..	17	43,540	14	40,305	20	33,105	24	38,110	27	190,450
Signs, projections, etc.	433	184,619	585	231,702	649	191,270	499	145,730	181	139,006
Fire escapes ..	304	63,010	294	54,199	357	60,721	582	112,617	596	122,179
Take-downs, wood ..	239	35,878	268	47,356	260	84,530	278	57,635	299	45,643
Take-downs, brick, etc.	119	66,504	130	70,740	96	59,895	123	84,876	169	93,925
Sprinklers ..	164	240,431	168	290,659	145	363,826	192	342,040	221	298,202
Excavations ..	11	78,550	30	52,900	67	105,035	54	103,210	.....	.....
Totals ..	12,209	\$5,417,074	14,732	\$7,555,323	17,600	\$8,995,186	17,450	\$8,409,858	19,657	\$11,052,313
Grand totals ..	10,449	\$30,299,625	22,006	\$59,078,494	26,675	\$64,440,211	27,260	\$65,269,080	29,472	\$62,536,717
Cashier's receipts. ....	.....	\$44,931.75	.....	\$58,296.29	.....	\$78,871.25	.....	\$75,408.25	.....	\$51,885.94

* The following classes of buildings and structures are exempted from the operation of the Boston Building Law and are not included in this statement.

Buildings of the United States Government, the Commonwealth of Massachusetts, or the County of Suffolk; railroad, elevated and subway structures and stations, and public school buildings of the City of Boston.

Communications Received and Referred for Examination and Report.

Attorney General	1
Board of Examiners	5
Boston Elevated Railway	121
Budget Department	2
City Clerk	2
City Council	3
City Planning	6
Civil Service	8
Fire Department	2,681
Fire Underwriters	2
Health Department	218
Institutions Department	7
Labor and Industries	17
Law Department	29
Library Department	1
Licensing Board	60
Mayor's Office	52
Miscellaneous	1,449
Park Department	32
Police Department	175
Protective Department	193
Public Buildings Department	5
Public Works Department	39
State Public Safety Department	107
State Public Welfare Department	15
State Public Works Department	180
Subpoenas	44
Retirement Board	3
Traffic Commission	1
Transit Commission	1
United States Senate	16
United States Treasury	2
Zoning Adjustment Board	57
Total	<u>5,534</u>

The following is a statement showing the number of buildings for purposes of habitation, together with the number of families to be accommodated, for the erection of which applications were filed with the Building Department of the City of Boston during the year ending December 31, 1930.

NUMBER OF FAMILIES IN EACH BUILDING.	1930.		1929.	
	Number Buildings.	Number Families.	Number Buildings.	Number Families.
1.....	468	468	505	505
2.....	310	620	404	808
3.....	40	120	51	153
6.....	4	24	18	108
8.....			2	16
11.....			2	22
12.....	1	12	3	36
13.....	2	26		
14.....	1	14	19	266
15.....			20	300
16.....			5	80
17.....	1	17		
20.....			1	20
21.....	2	42	2	42
22.....	2	44		
23.....			1	23
24.....			1	24
25.....			1	25
26.....			3	78
27.....			3	81
28.....	1	28	6	168
30.....			2	60
32.....			1	32
33.....			2	66
39.....			2	78
42.....			8	336
315.....			1	315
Total.....	832	1,415	1,063	3,642
Estimated cost of housing construction.	\$6,226,800		\$14,629,712	

The total estimated increase in construction and improvement for the year 1930 is \$30,299,625.

Estimated valuation of buildings in Boston which come within the jurisdiction of the building law:

1872	\$168,607,701
1930 (January 1)	1,050,404,637
1930, new construction	24,882,551
1930, totally destroyed by fire	16,000
1930, take-downs	102,382
1931 (January 1), estimated value	1,075,168,806

Estimated valuation of buildings (above the land) in Boston of January 1, 1931, exempted from the operations of the building laws and not included in the estimate of building operations under the Building Department:

United States Government	\$36,440,400
Commonwealth of Massachusetts	16,585,900
Public schoolhouses	40,620,800

All notices of complaints are sent to the Law Department simultaneously with the service on the violator of the law.

The purpose of this is to have the Law Department's representative endeavor to arrange for a conference at the Building Department between the violator, the building inspector and the Building Commissioner, the purpose being to aid the person against whom the complaint is made by showing him what is necessary to be done to have the complaint against him closed.

As a result of this practice many cases have been settled at the conference, thus eliminating court action.

The representative of the Law Department is also frequently called into consultation in reference to plans and the law on proposed structures, the purpose being to offer aid and counsel to those intending to build.

The number of cases referred for actual court action during 1930 is as follows:

For neglect to provide egress	182
For violation of the building law	40
For maintaining unsafe buildings after notice to secure or take-down	5
Sprinkler complaints	4
Total	<u>231</u>

Of the above number of referred complaints, the following have been closed:

For neglect to provide egress	37
For violation of the building law	1
	<hr/>
Total	<u>38</u>

In addition, the following complaints referred for court action prior to January 1, 1930, have been closed during the year 1930:

For neglect to provide egress	57
For violation of the building law	56
For maintaining unsafe buildings after notice to secure or take-down	8
Sprinkler complaints	1
	<hr/>
Total	<u>122</u>

On January 1, 1930, there were

Brick buildings, etc.	42,190	
Erected during 1930	809	
	<hr/>	
	42,999	
Take-downs	119	
Destroyed by fire	1	
	<hr/>	
	120	
		42,879
Wooden buildings	91,314	
Erected during 1930	1,233	
	<hr/>	
	92,547	
Take-downs	239	
Destroyed by fire	4	
	<hr/>	
	243	
		92,304
		<hr/>
Total number of buildings, January 1, 1931,		<u>135,183</u>

ITEMS OF INTEREST.

- Tallest buildings:
- Custom House, 495 feet.
 - United Shoe Machinery Building, 290 feet.
 - 75 Federal street, Tower Building, 245 feet.
 - Ames Building, 196 feet.
 - Sears-Roebuck Building, 192 feet.
- Covering greatest ground area:
- South Station, 1,467,522 square feet.

Smallest mercantile building:

212 State street, $2\frac{1}{2}$ stories high, 4 feet 9 inches front,
50 feet depth, ground area, $237\frac{1}{2}$ square feet.

Costliest building:

Storehouse, Army Supply Base, South Boston.

Oldest building:

Paul Revere House, 1660.

Largest office buildings:

Park Square Building and John Hancock Building.

Largest hotel:

Statler.

Largest sports arena:

Boston Garden, North Station.

GENERAL STATISTICS.

Area of Boston:

30,598 acres (47.81 square miles).

Value of buildings (above the land), \$937,862,400.

(Estimated April 1, 1930.)

Population:

(Estimated) July 1, 1931, 781,578 (Federal Government).

Number of buildings:

Total, 135,183.

Number of buildings occupied for habitation:

(Estimated) January 1, 1931, 94,681.

Divided into:

Tenement houses, 8,476.

Three-family houses, 23,681.

Other habitations, 62,524.

Buildings other than habitations, 40,502.

PILING AND CONCRETE INSPECTIONS.

Average number of inspectors of piling and concrete .	29
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Total number of days' work	1,164
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Cost for employment of same (paid by contractors) .	\$18,148
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SPECIAL PERMITS.

Number of special permits granted by State Fire Marshal during year 1930	49
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Approvals granted for special moving picture exhi- bitions	54
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BUILDERS' LICENSES.

See Annual Report of Board of Examiners included in
this report.

THEATERS AND PUBLIC HALLS.

The inspection and supervision of conditions sur-
rounding theaters and public halls is assigned by the
Mayor to this department.

LICENSED PUBLIC LODGING HOUSES EXAMINED
MONTHLY BY THIS DEPARTMENT.

Davis street, No. 17.

Washington street, No. 1025.

Washington street, No. 1202.

The following lodging houses are licensed as inns:

People's Palace, Washington street, corner East
Brookline street.

Dawes Hotel, 8 Pine street.

B. & M. R. R. Employees' Y. M. C. A., 90 Friend
street.

Theaters, Location and Seating Capacity, Examined Monthly in Accordance with Chapter 450, Acts of 1904, and Amendments Thereto.

NAME.	Location.	Total Seating Capacity.
Allston Theater.....	128 Brighton avenue, Allston.....	1,138
B. F. Keith's Theater.....	539 Washington street, city.....	2,895
Bellevue Community Theater.....	338 Belgrade avenue, West Roxbury....	780
Bijou Theater.....	545 Washington street, city.....	910
Boston Opera House.....	343 Huntington avenue, corner Opera place, city.	2,944
Bowdoin Square Theater.....	1A Bowdoin square and 71A Cambridge street.	1,362
Broadway Theater.....	420 West Broadway, South Boston.....	1,777
Capitol Theater.....	1260-1270 Commonwealth avenue, Allston	1,774
Casino Theater.....	44 Hanover street, city.....	1,908
Central Square Theater.....	36-44 Bennington street, East Boston...	1,715
Codman Square Theater.....	637 Washington street, Dorchester.....	2,044
Colonial Theater.....	100-106 Boylston street, city.....	1,643
Copley Theater.....	461 Stuart street, city.....	1,038
Dudley Theater.....	2196 Washington street, Roxbury.....	1,957
Egleston Theater.....	3091 Washington street, West Roxbury..	1,222
Egyptian Theater.....	324-326 Washington street, Brighton...	2,057
Elizabeth Peabody House Theater,	357 Charles street, city.....	396
Fenway Theater.....	136 Massachusetts avenue, city.....	1,410
Fields Corner Olympia Theater....	213 Adams street, Dorchester.....	1,554
Fine Arts Theater.....	80 Norway street, city.....	638
Franklin Park Theater.....	616-628 Blue Hill avenue, Dorchester...	1,473
Gaiety Theater.....	659-667 Washington street, city.....	1,479
Globe Theater.....	692 Washington street, city.....	1,437
Grand Opera House.....	1172-1194 Washington street, South End,	1,965
Hollis Street Theater.....	11 Hollis street, city.....	1,640
Hollywood Theater.....	34 Chelsea street, Charlestown.....	1,027
Howard Athenæum.....	34 Howard street, city.....	1,537
Humboldt Theater.....	147 Humboldt avenue, Roxbury.....	1,326
Jamaica Theater.....	413 Centre street, Jamaica Plain.....	1,980
Keith-Albee Boston Theater.....	614-616 Washington street, city.....	3,162
Majestic Theater.....	219-223 Tremont street, city.....	1,667
Metropolitan Theater.....	252-272 Tremont street, city.....	4,502
Morton Theater.....	1163 Blue Hill avenue, Dorchester.....	1,961
National Theater.....	535 Tremont street, city.....	1,946

Theaters.— Concluded.

NAME.	Location.	Total Seating Capacity.
New Columbia.....	978-998 Washington street, city.....	1,671
New Park Theater.....	617 Washington street, city.....	992
New Palace Theater.....	59 Scollay square, city.....	960
Oriental Theater.....	1601 Blue Hill avenue, Dorchester.....	2,159
Orpheum Theater.....	415 Washington street, city.....	2,997
Plymouth Theater.....	129 Stuart street, city.....	1,480
Repertory Theater.....	264 Huntington avenue, city.....	965
Rialto Theater.....	709 South street, Roslindale.....	735
Rivoli Theater.....	119 Dudley street, Roxbury.....	1,507
Scollay Square Olympia Theater,	56 Scollay square, city.....	2,640
Seville Theater.....	246-270 Meridian street, East Boston...	1,716
Shawmut Theater.....	362 Blue Hill avenue, Roxbury.....	2,133
Shubert Theater.....	263-265 Tremont street, city.....	1,590
Shubert Lyric Theater.....	547 Washington street, city.....	2,093
South Boston Strand Theater.....	710 East Broadway, South Boston.....	1,498
State Theater.....	205-207 Massachusetts avenue, city.....	3,519
Strand Theater.....	543 Columbia road, Dorchester.....	1,872
The Strand Theater.....	177 Huntington avenue, city.....	1,017
Thompson Square Theater.....	179 Main street, Charlestown.....	990
Tremont Theater.....	176 Tremont street, city.....	1,549
Uptown Theater.....	235-243 Huntington avenue, city.....	1,668
Warren Theater.....	270-272 Warren street, Roxbury.....	1,328
Washington Street Olympia Theater.	656-658 Washington street, city.....	1,973
Wilbur Theater.....	244-248 Tremont street, city.....	1,227

Total number of theaters, 58.

Moving Picture Houses, Location and Seating Capacity, Examined Monthly.

NAME.	Location.	Total Seating Capacity.
Andersen's Theater Hall.....	512 River street, Mattapan.....	481
Apollo Theater Hall.....	1048-1050 Washington street, South End,	723
Ayer's Exeter Street Theater Hall,	26 Exeter street, Back Bay.....	1,056
Beacon Theater Hall.....	47-53 Tremont street, city.....	773
Criterion Theater Hall.....	1122-1124 Columbus avenue, Roxbury..	749

Moving Picture Houses.— Concluded.

NAME.	Location.	Total Seating Capacity.
Dorchester Theater Hall.....	1524 Dorchester avenue, Dorchester....	793
Everett Square Theater Hall.....	17-19 Fairmount avenue, Hyde Park....	799
Gem Theater Hall.....	52 Meridian street, East Boston.....	898
Hamilton Theater Hall.....	256 Bowdoin street, Dorchester.....	649
Ideal Theater Hall.....	530 Dudley street, Dorchester.....	694
Imperial Theater Hall.....	619 Broadway, South Boston.....	582
Lancaster Theater Hall.....	31-37 Lancaster street, 65-67 Causeway street, city.	1,309
Liberty Theater Hall.....	726 Blue Hill avenue, Dorchester.....	910
Madison Theater Hall.....	292 Centre street, Jamaica Plain.....	495
Magnet Theater Hall.....	301 Washington street, Dorchester.....	762
Modern Theater Hall.....	523-529 Washington street, city.....	754
New Cobb Theater Hall.....	1009 Washington street, South End....	696
Orient Gardens Theater Hall.....	985 Bennington street, East Boston....	777
Puritan Theater Hall.....	1742 Washington street, South End....	703
Rialto Theater Hall.....	50-54 Scollay square, city.....	321
Roxbury Theater Hall.....	2170 Washington street, Roxbury.....	662
Strand Theater Hall.....	21 Scollay square, city.....	345
Stuart Theater Hall.....	700 Washington street, city.....	425
Washington Theater Hall.....	722 Washington street, city.....	748

Total number of moving picture houses, 24.

Licensed Public Halls of a Capacity of 400 and Over.

NAME.	Location.	Total Seating Capacity.
Ambassador Palace.....	10 Berkeley street, city.....	1,568
Berkeley Hall.....	4 Berkeley street, city.....	501
Boston Arena Hall.....	St. Botolph street, Back Bay.....	10,096
Boston College High School Hall..	James street, city.....	1,500
Boston Garden Hall.....	76-122 Causeway street, city.....	17,500 (+1,500 standees)
Boston Garden Exposition Hall....	160 Causeway street, city.....	3,500
Boston Y. W. C. A. Hall.....	140 Clarendon street, city.....	596
Braves Field.....	Gaffney street, Allston.....	41,500
Brunswick Hall.....	395 Blue Hill avenue, Roxbury.....	512
Butler Hall.....	1095 Tremont street, Roxbury.....	605

Licensed Public Halls of a Capacity of 400 and Over.—Continued.

NAME.	Location.	Total Seating Capacity.
Casino Hall.....	133 Shawmut avenue, city.....	650
Catholic Union Hall.....	1682 Washington street, South End....	401
Chipman Hall.....	70-82 Tremont street, city.....	473
Columbus Hall.....	198 Sumner street, East Boston.....	1,118
Convention Hall.....	46 St. Botolph street, Back Bay.....	971
Converse Hall.....	70-82 Tremont street, city.....	2,541
Copley-Plaza Ballroom Hall.....	Copley square, Back Bay.....	1,293
Copley-Plaza Swiss room.....	Copley square, Back Bay.....	422
Corinthian Hall.....	1651 Washington street, South End....	555
Crystal Ballroom Hall.....	490 Commonwealth avenue, city.....	494
Dahlgren Hall (upper).....	307 E street, South Boston.....	599
Dahlgren Hall (lower).....	307 E street, South Boston.....	403
Dorchester Club Hall.....	26-28 Talbot avenue, Dorchester.....	487
Dorchester Plaza Hall.....	1 Tonawanda street, Dorchester.....	420
Dudley Opera House Hall.....	113 Dudley street, Roxbury.....	660
Eliot Hall.....	23 Eliot street, Jamaica Plain.....	584
Fenway Park.....	Jersey street, Back Bay.....	29,480
Ford Hall.....	15 Ashburton place, city.....	1,020
Francis G. Kane Post Hall.....	Parish street, Dorchester.....	402
Franklin Union Hall.....	41 Berkeley street, city.....	986
Gate of Heaven Hall.....	608 East Fourth street, South Boston...	784
George W. Brown Hall.....	294 Huntington avenue, city.....	736
German Educational Hall.....	194 Heath street, Roxbury.....	527
Harvard Stadium.....	North Harvard street, Brighton.....	56,321
Hibernian Hall.....	184 Dudley street, Roxbury.....	881
Hibernian Hall.....	28 Union street, Charlestown.....	548
Highland Hall.....	1866 Centre street, West Roxbury.....	465
Historic Hall.....	1051 Washington street, South End....	458
Horticultural Hall.....	300 Massachusetts avenue, Back Bay...	550
Hotel Bradford Ballroom.....	275 Tremont street, city.....	2,072
Hotel Hemenway Hall.....	91 Westland avenue, Back Bay.....	613
Hotel Somerset Ballroom Hall....	Commonwealth avenue and Charlesgate East, Back Bay.	973
Hotel Statler Ballroom.....	52 Providence street, city.....	1,893
Hotel Statler Georgian Room.....	52 Providence street, city.....	691
Hotel Vendome Banquet Hall.....	160 Commonwealth avenue, Back Bay..	427
Huntington Hall.....	491 Boylston street, Back Bay.....	977
Huntington Chambers Hall.....	30 Huntington avenue, Back Bay.....	433

Licensed Public Halls of a Capacity of 400 and Over.—Continued.

NAME.	Location.	Total Seating Capacity.
Hyde Park Current Events Club Hall.	21 Central avenue, Hyde Park.....	748
Intercolonial Hall.....	214 Dudley street, Roxbury.....	834
Investigator Hall.....	9 Appleton street, city.....	439
Jacob Sleeper Hall.....	688 Boylston street, city.....	874
Jacob P. Bates Hall.....	316 Huntington avenue, Back Bay.....	429
John Hancock Life Insurance Hall,	90 St. James avenue, city.....	1,067
Jordan Hall.....	294 Huntington avenue, Back Bay.....	1,269
Kingsley Hall.....	15 Ashburton place, city.....	506
Knights of Columbus Hall.....	44 High street, Charlestown.....	430
Liederkrantz Hall.....	46 Rockland street, West Roxbury.....	430
Lithuanian Cooperative Hall.....	24-26 Lincoln street, Allston.....	528
Lorimer Hall.....	82 Tremont street, city.....	820
Mechanics Hall.....	111 Huntington avenue, Back Bay.....	7,229
Minot Hall.....	68½ Springfield street, South End.....	474
Music Box Hall.....	254 Huntington avenue, Back Bay.....	666
Music Hall.....	344 Meridian street, East Boston.....	738
O'Connell Hall.....	184 Dudley street, Roxbury.....	409
Odd Fellows Hall.....	22 North Beacon street, Brighton.....	310
Odd Fellows Hall.....	515 Tremont street, South End.....	745
Old Timers Club Hall.....	1436 Dorchester avenue, Dorchester....	500
Otisfield Grand Hall.....	17-19 Otisfield street, Roxbury.....	658
Paine Memorial Hall.....	9 Appleton street, city.....	612
Parish Hall.....	29 Arlington street, Brighton.....	668
Paul Revere Hall.....	111 Huntington avenue, Back Bay.....	689
Perkins Post Hall.....	540-544 East Broadway, South Boston..	680
Princess Ballroom.....	Commonwealth avenue and Charlesgate East, city.	466
Regent Manor Hall.....	646 Warren street, Roxbury.....	431
Repertory Hall.....	264 Huntington avenue, Back Bay.....	510
Robert Burns Hall.....	53 Berkeley street, city.....	861
Roddy Hall.....	56 Market street, Brighton.....	561
Ronan Memorial Hall.....	Bowdoin street, Dorchester.....	1,073
Rose Croix Hall.....	152 Dudley street, Roxbury.....	482
Roseland Ballroom.....	75-83 Norway street, Back Bay.....	660
Ruggles Hall.....	5 Ruggles street, Roxbury.....	596
St. Alphonsus Hall.....	80 Smith street, Roxbury.....	1,134
St. Anthony's Hall.....	48 Frankfort street, East Boston.....	640

Licensed Public Halls of a Capacity of 400 and Over.—Concluded.

NAME.	Location.	Total Seating Capacity.
St. Anthony's Hall	Holton street, corner Everett street, Allston.	1,346
St. Augustine's Hall	203-205 E street, South Boston	1,098
St. Catherine's Hall	13-25 Tufts street, Charlestown	500
St. Francis de Sales S. A. Hall	228-254 Bunker Hill street, Charlestown,	907
St. Mary's Hall	34 Cooper street, city	812
St. Mary's Hall	737 Saratoga street, East Boston	568
St. Paul's Parish Hall	8 Woodward Park street, Dorchester	1,036
St. Thomas' Hall	19 Jamaica street, Jamaica Plain	860
Sir Walter Scott Hall	11 Appleton street, city	408
State Theater Ballroom	17 Astor street, Back Bay	1,523
Steinert Hall	162 Boylston street, city	525
Strand Hall	177 Huntington avenue, Back Bay	495
Symphony Hall	Massachusetts avenue, corner Hunting- ton avenue, Back Bay.	2,631
The Tent	263 Huntington avenue, Back Bay	1,185
Union Hall	48 Boylston street, city	483
Warren Hall	337 Washington street, Brighton	515
Wellington Auditorium	156 Wellington Hill street, Dorchester	546
Whiton Hall	38 Centre street, Dorchester	525
Winslow Hall	67 Warren street, Roxbury	464
Winter Garden Ballroom	15 City square, Charlestown	729

Total number, 103.

Licensed Public Halls of a Seating Capacity of Less than 400.

NAME.	Location.	Total Seating Capacity.
American Hall	13 Otisfield street, Roxbury	399
Avery Penny Arcade Hall	6 and 8 Cambridge street, city	66
Arion Hall	367 East Eighth street, South Boston	250
Baiker Hall	296½ Shawmut avenue, city	256
Bernice Hall	409 Broadway, South Boston	207
Brighthelmstone Hall	541 Cambridge street, Allston	347
Byron Street Hall	6 Byron street, city	225
Chinese Hall	20 Oxford street	360
Columbus Club Hall	Pearl and Pleasant streets, Dorchester	375

Licensed Public Halls of a Seating Capacity of Less than 400.—
Continued.

NAME.	Location.	Total Seating Capacity.
Dexter Hall.....	967 Washington street, city.....	333
Dudley Hall.....	23 Kenilworth street, Roxbury.....	275
Eastern Star Hall.....	203 Warren street, Roxbury.....	322
Elizabeth Peabody Gymnasium Hall.	357 Charles street, city.....	242
Ellis Memorial Hall.....	66 Berkeley street, city.....	383
Faelton Hall.....	30 Huntington avenue, Back Bay.....	143
Fairview Hall.....	41 Poplar street, Roslindale.....	170
Fidelia Hall.....	9 Rockland street, West Roxbury.....	307
Florence Kelley's School of Dancing.	240 Huntington avenue, Back Bay.....	300
Foresters Association Hall.....	16 River street, Dorchester.....	108
Fraternity Hall.....	68 Seaverns avenue, Jamaica Plain.....	300
Germania Hall.....	11 Granville street, Dorchester.....	374
Grand Army Hall.....	87-91 Park street, Dorchester.....	258
Hazel Boone School of Dancing...	175 Massachusetts avenue, Back Bay...	342
Holy Name Hall.....	430 Columbus avenue.....	87
Hotel Buckminster Hall.....	645 Beacon street, Back Bay.....	238
Hotel Fritz-Carlton Hall.....	1138 Boylston street, Back Bay.....	193
Hotel Manger Hall.....	76 and 78 Causeway street.....	298
Hotel Victoria Hall.....	271 Dartmouth street, Back Bay.....	184
Howard Temple Hall.....	66 Main street, Charlestown.....	345
Irving W. Adams Post Hall.....	117 and 119 Belgrade avenue, Roslindale,	261
J. Edward Murray Memorial Hall,	129 South street, Jamaica Plain.....	185
Jacqueminot Hall.....	136 Hancock street, Dorchester.....	223
Jamaica Plain Neighborhood House Hall.	276 Amory street, Jamaica Plain.....	308
James C. Shea Post Hall.....	459 Hyde Park avenue, Hyde Park.....	126
James F. Mahoney Post Hall.....	14 Elmwood street, Roxbury.....	323
John Boyle O'Reilly Hall.....	184 Dudley street, Roxbury.....	266
John J. Williams Hall.....	Murray Hill road, Roslindale.....	177
Knights of Columbus Hall.....	37 Everett street, Hyde Park.....	343
Kosciusko Polish Hall.....	2595 Washington street, Roxbury.....	86
Legion Hall.....	1036 Bennington street, East Boston....	277
Liberty Hall.....	5 Ruggles street, Roxbury.....	386
Lincoln Hall Gymnasium.....	70 Emerald street, South End.....	399
Lincoln Hall (lower).....	70 Emerald street, South End.....	264
Lindy Hall.....	20 Conant street, Roxbury.....	220

**Licensed Public Halls of a Seating Capacity of Less than 400.—
Concluded.**

NAME.	Location.	Total Seating Capacity.
Lithgow Hall.....	618 Washington street, Dorchester.....	257
Longfellow Hall.....	214 Dudley street, Roxbury.....	280
Loomis Hall.....	93 Massachusetts avenue, South End....	175
Lotus Bungalow Hall.....	52 Babson street, Dorchester.....	174
L'Ouverture Hall.....	1065 Tremont street, Roxbury.....	315
Mattapan Legion Hall.....	107 Babson street, Mattapan.....	328
Mayflower Commodores Hall.....	200 Huntington avenue, Back Bay.....	395
Meridian Hall.....	163 Meridian street, East Boston.....	366
New Dudley Hall.....	2389 Washington street, Roxbury.....	320
New Oakland Hall.....	670 Cummins Highway, Roslindale.....	246
North Bennet Street Industrial School Hall.	89 North Bennet street, city.....	310
Oak Square Bungalow Hall.....	3 Bigelow street, Brighton.....	160
Obert's Bungalow Hall.....	603 River street, Mattapan.....	190
Odd Fellows Hall.....	41 River street, Mattapan.....	294
Orient Heights Yacht Club Hall,	61 Bayswater street, East Boston.....	125
Palace Penny Arcade Hall.....	35 Scollay square, city.....	60
Pilgrim Hall.....	14 Beacon street, city.....	320
Putnam Hall.....	1165 Tremont street, Roxbury.....	375
Richards Hall.....	30 Huntington avenue, city.....	350
Sacco Dancing Hall.....	230 Meridian street, East Boston.....	336
St. Andrew's Community Hall....	16 Wachusett street, West Roxbury.....	250
St. Omer Hall.....	37 Broadway, South Boston.....	199
St. Peter's Parish Hall.....	492 East Seventh street, South Boston..	348
St. Rose Hall.....	17 Worcester street, South End.....	206
Seaverns Hall.....	672 Centre street, Jamaica Plain.....	239
Temple Hall.....	521 Cambridge street, Allston.....	244
The Attic Studio Hall.....	136 Massachusetts avenue, Back Bay...	312
Webb Building Hall.....	27 Poplar street, Roslindale.....	252
Wells Memorial Hall.....	987 Washington street, city.....	397
West End Credit Hall.....	62 Chambers street, city.....	237
Winter Garden Hall.....	725 Gallivan Boulevard, Dorchester.....	325
Wolcott Hall.....	31 Central square, East Boston.....	267

Total number, 75.

Indoor Golf Courses.

NAME.	LOCATION.
Allston Indoor Golf Course.....	10 Glenville terrace, Allston.
Baby Golf Links.....	241 and 243 Huntington avenue, city.
Baby Grand Golf Course.....	387 Columbia road, Dorchester.
Bellevue Golf Course.....	333 Belgrade avenue, Roslindale.
Bob-o-link Miniature Golf Course.....	1784 Washington street, city.
Bradford Indoor Golf Course.....	273-281 Tremont street, city.
Braves Field Indoor Golf Course.....	2196 Commonwealth avenue, Allston.
Brookline Avenue Indoor Golf Course.....	20 Brookline avenue, city.
Cascade Indoor Golf Course.....	1265 Boylston street, city.
Chip Indoor Golf Course.....	636B Warren street, Roxbury.
Codman Square Miniature Golf Course.....	649 Washington street, Dorchester.
Congress Hall Tiny Tee Golf Course.....	220 Broadway, South Boston.
Dugout Indoor Golf Course.....	10-20 Berkeley street, city.
Franklin Park Indoor Golf Course.....	692-710 Blue Hill avenue, Dorchester.
Golfun Indoor Golf Course.....	632 and 634 Main street, Charlestown.
Hamilton Theater Golf Course.....	254 and 256 Bowdoin street, Dorchester.
Harvard Indoor Golf Course.....	848 and 848A Blue Hill avenue, Dorchester.
Hobby House Indoor Golf Course.....	800 Washington street, city.
Honeyboy's Tiny Tee Golf Course.....	218 and 220 Adams street, Dorchester.
Huntington Indoor Golf Course.....	253 and 255 Huntington avenue, city.
Lloyds' Indoor Golf Course.....	47 High street, city.
Miniature Indoor Golf Course.....	164 Stuart street, city.
Morton Recreation Indoor Golf Course.....	700 Morton street, Dorchester.
New England Indoor Golf Course.....	327 and 329 Massachusetts avenue, city.
Petite Indoor Golf Course.....	18 and 20 Stuart street, city.
Playland Golf Course.....	97 Massachusetts avenue, city.
Roslindale Tiny Tee Golf Course.....	21 Poplar street, Roslindale.
Scollay Square Indoor Golf Course.....	116-120 Sudbury street, city.
State Miniature Golf Course.....	13 Astor street, city.
Tremont Golf Course.....	90 Tremont street, city.
T-Z Miniature Golf Course.....	1253 Hyde Park avenue, Hyde Park.
Upham's Corner Indoor Golf Course.....	598 Columbia road, Dorchester.
Winter Garden Indoor Golf Course.....	725 Gallivan Boulevard, Dorchester.

EGRESS.

Requisitions	557
Letters sent	387
Letters received	605
Provided for:	
Families	908
Persons	9,699
First-class building	1
Second-class buildings	361
Third-class buildings	57
Cost	<u>\$62,275</u>

Report of Plans and Applications Examined for the Year 1930.

DIVISION A.

	First Class.	Second Class.	Third Class.	Alterations.	Amendments.	Specials.	Total.
Approved.....	186	20	.....	101	98	80	485
Not approved.....	55	.....	.....	6	8	1	70
Total.....	241	20	.....	107	106	81	555

DIVISION B.

Approved.....	1	293	1,095	1,621	350	999	4,359
Not approved.....	.....	141	478	848	134	130	1,731
Total.....	1	434	1,573	2,469	484	1,129	6,090

The heading "Specials" includes all the plans and applications other than first, second and third class, alterations, *i. e.*, steel structures, marquees, signs, shop drawings, steel details, fire escape details, stair details, boilers, engines, ovens and furnaces.

ELEVATOR INSTALLATIONS.

Passenger:

Electric	76
Hydraulic	2
Hand	0
	—

Total 78

Freight:

Electric	36
Hydraulic	3
Hand	4
	—

Total 43

Dumb-waiters:

Electric	27
Hydraulic	4
Hand	36
	<hr/>
Total	67
	<hr/>
Grand total	188

ELEVATORS ABOLISHED.

Passenger:

Electric	3
Hydraulic	0
Steam	0
	<hr/>
Total	3

Freight:

Electric	2
Hydraulic	0
Hand	0
Steam	0
	<hr/>

Total	2
Dumb-waiter	0
	<hr/>
Grand total	5

ELEVATORS IN OPERATION (DECEMBER 31, 1930).

Passenger	4,555
Freight	5,624
Dumb-waiter	1,730
Hand hoist and freight	945
	<hr/>
Total elevators in city	12,854

ELEVATOR EXAMINATIONS.

General examinations	4,980
Accident examinations	61
Special (complaints filed)	1,157
Letters received and examinations made thereon	167
Elevators tested (safety devices)	3,162
(Failed on test, 113 — 3.57%)	
Examinations on alterations	796
Examinations on new elevators	1,041
	<hr/>
Total	11,364
Complaints made on 1,157 elevators. (See above.)	1,157
Complaints closed	1,041
Complaints outstanding	116

NIGHT TESTS MADE ON ELEVATORS.

Number of nights . . . 71 Number of elevators, 113

NOTE.—In 1930 safety devices with governors attached thereto were installed underneath 26 elevators.

Escalator examinations 37

LICENSES ISSUED TO OPERATE ELEVATORS FOR THE
YEAR 1930.

	PASSENGER.			FREIGHT.	
	Male.	Female.	Total.	Male.	Grand Total.
New licenses.....	1,434	278	1,712	125	1,837
Renewals.....	3,050	722	3,772	275	4,047
Totals.....	4,484	1,000	5,484	400	5,884

LICENSES REFUSED AND APPLICATIONS ABANDONED.

	Under 18 Years of Age.	Inexperi- enced.	Total.	Applications Abandoned.
Passenger.....	9	8	17	53
Freight.....				1
Totals.....	9	8	17	54

The following is a list of the fees established for permits and licenses:

PERMITS.

Construction:

First class, second class, third class, special class, alterations, additions, repairs, etc., \$1 per \$1,000 of cost; minimum, \$1; maximum, \$1,000.

Amendments of plans, \$1 per \$1,000 of cost if in excess of \$1,000; no fee if \$1,000 or less.

Special foundations, \$5 (to permit beginning of work in anticipation of formal permit).

Board of Appeal, \$10 (appeals from refusal of Building Commissioner to grant permit).

Board of Appeal, \$15 (appeals from refusal of Building Commissioner to grant permit) (zoning restrictions).

Plumbing:

Original installations, \$5; subsequent additions, repairs or replacement, \$1.

Gasfitting:

Original installations, \$1; subsequent additions, repairs or replacement, 25 cents.

Heating, etc.:

Boilers, furnaces, ovens, engines, dynamos, etc., \$1.

Elevators:

New installations, \$5; alterations, repairs, \$1; dumb-waiters, \$1.

Miscellaneous:

Fire escapes, connecting balconies, etc., \$1; take-downs, \$1; steam shovel excavations, where required, \$1; signs, projections, marquees, roof signs, \$1 per \$1,000 of cost; automatic sprinklers, \$1 per \$1,000 of cost; safety test on elevators at night, \$10 per each set of four elevators or less in one building.

LICENSES.

Builders, in charge or control of construction:

Original, \$5 (issued by Board of Examiners); annual renewal, \$2.

Elevator operators:

Original, \$1; annual renewal, 50 cents; duplicate, 50 cents; "Out-of-Town," 50 cents (when applicant has already been licensed in other city or town).

Gas fitters:

Master, \$2, permanent license; no renewals; no charge for duplicate certificate; journeymen, 50 cents.

FIRE PROTECTION EQUIPMENT.

Applications approved	164
Applications not approved	2
Plans examined	524
Revision of plans required	21
Abandoned	5

CLASS AND TYPE OF BUILDINGS EQUIPPED.

Buildings (first class)	45
Buildings (second class)	54
Buildings (third class)	5
Estimated cost, \$240,431.*	

EXAMINATIONS, ETC.

Examinations on sprinklers	1,910
Examinations on standpipes	453
Tests	614

* This amount does not include the cost of city supplies which are laid by the city at cost and are a part of the sprinkler system.

BUILDINGS PROTECTED.

Tenement houses	16
Mercantile	52
Garages	7
Theaters	3
Hospitals	10
Film storage	2
All others	15
Number of fires in sprinklered buildings	215
Fires controlled before sprinklers operated	41
Fires controlled by one sprinkler	88
Fires controlled by two sprinklers	42
Fires controlled by more than two sprinklers	44

DILAPIDATED BUILDINGS.

Number taken down	240
Estimated cost	\$37,526
Number repaired	140
Estimated cost	\$109,300
Total cost to City of Boston	\$3,431.90
Number of inspections	1,967
Number of reports	247

ZONING.

Applications received for new buildings and alterations and zoned according to districts, approved	4,025	
Not approved	726	
	<hr/>	4,751
Applications forwarded from Board of Street Commissioners for garage and gasolene licenses to be zoned before action taken by that Board, approved	1,440	
Not approved	228	
	<hr/>	1,668
Applications from Police Department for licenses and renewals, approved	370	
Not approved	19	
	<hr/>	389
Applications for signs in the City of Boston as forwarded by Department of Public Works, Division of Highways, inspector of outdoor advertising, State House, approved	175	
Not approved	1	
	<hr/>	176
Applications from Board of Health for licenses		25

Consultations with architects, engineers, law- yers and citizens relative to law	6,925
Applications refused and appeal taken to Board of Appeal *	143
Appeals pending January 1, 1930	22
	<hr/>
	165
Complaints received and acted on by inspector	107

BUILDING ACCIDENTS.

Thirteen accidents occurred in, to, or upon buildings in which twenty persons were injured, of whom eight died.

* NOTE.—Of which 83 were granted, 36 dismissed, 22 pending, and 24 abandoned.

FIRE ACCIDENTS.

Two fires occurred which caused the death of four persons.

Gas Asphyxiations, 1930.

CAUSE.	Number of Cases.	Number of Persons Affected.	Fatal.	Not Fatal.
Defective equipments:				
Piping or fittings.....				
Lights.....				
Heating apparatus.....	1	1		1
Tubing.....	1	1	1	
Carelessness:				
Key accidentally opened.....	8	8	3	5
Hose detached.....	2	2	1	1
Independent fitting:				
Cocks too close together.....				
Fire or explosion.....	4	4		4
Other causes.....	3	3		3
Totals.....	19	19	5	14
Suicides or attempt at suicide.....	30	33	8	25
Street leaks.....	3	6	1	5
Not a gas case.....				
Grand total of causes investigated..	52	58	14	44

Elevator Accidents, 1930.

KIND OF ELEVATOR.	Number of Accidents.	Number of Persons Injured.	RESULTS.	
			Fatal.	Not Fatal.
Passenger.....	22	38	1	37
Freight.....	32	30	8	22
Combination.....				
Escalator.....	35	5		5
Dumb-waiter.....	5	5		5
Contractors' hoists.....				
Ash hoists.....				
Totals.....	94	78	9	69

No passenger was killed by an elevator in charge of a licensed operator.

NEW LEGISLATION AFFECTING THE CONSTRUCTION, ALTERATION AND MAINTENANCE OF BUILDINGS IN THE CITY OF BOSTON AND THE SECURITY OF LIFE THEREIN.

Chapter 42, Acts of 1927.—Relative to Metal Covered Steel Frame Buildings.

Chapter 82, Acts of 1927.—Motion Picture Machines in Churches, Schoolhouses, etc.

Chapter 220, Acts of 1927.—Amendments to Zoning Law, viz., chapter 488 of 1924.

Chapter 246, Acts of 1927.—Deed Restrictions in Back Bay District Imposed by Commonwealth.

Chapter 342, Acts of 1927.—Tenement House Yard Space on Northerly Side of Beacon Street.

Chapter 70, Acts of 1928.—Exemptions of Public Service Corporations from Zoning Law.

Chapter 76, Acts of 1928.—Plumbing Licenses.

Chapter 137, Acts of 1928.—Height of Buildings (Pyramidal Buildings).

Chapter 319, Acts of 1928.—Regulating Parking of Vehicles Near Apartment Houses.

Chapter 88, Acts of 1929.—Zoning Act, Amendment to.

Chapter 388, Acts of 1929.—Height of Buildings on St. James Avenue.

Chapter 62, Acts of 1930.—Authorizing Building and Zoning Boards of Appeals to Summon and Swear Witnesses.

Chapter 347, Acts of 1930.—Further Regulating the Use of Buildings and Premises and the Bulk and Occupancy of Buildings.

Chapter 380, Acts of 1930.—Establishing the Division of Smoke Inspection in the Department of Public Utilities.

MASSACHUSETTS SUPREME JUDICIAL COURT DECISIONS.

Marcus *v.* Commissioner of Public Safety. Suffolk. March 1, 1926. Certiorari. Zoning Law. Permit to Erect Garage. Commissioner of Public Safety has jurisdiction to entertain appeal from Decision of Fire Marshal.

Norcross *et al.* *v.* Board of Appeal of the Building Department of the City of Boston. Suffolk. March 2, 1926. Certiorari. Petition to Review Action of Defendant in Annuling Refusal of Building Commissioner of Boston to Grant a Permit to Erect a Building Exceeding Eighty Feet in Height. Plaintiff claimed a Violation of the Zoning Law. Respondent contended that the District was Abrogated by a Later Statute. Record while not Overpoweringly Convincing cannot be Pronounced Erroneous as Matter of Law. Petition Dismissed.

Bradley *et al.* *v.* Board of Zoning Adjustment. Suffolk. March 2, 1926. Certiorari. Constitutionality of Zoning Statute in Respect to Appointment of Board and its Power to Change Boundaries of Districts established by Legislature. Failure to give Notice of Hearing in Accordance with Statutes. Vote of Board Changing Boundaries and Zoning Map Invalid Because Statement of Reasons Required by Statute Not Given. Writ to issue.

Stuart *v.* Alpert is the plaintiff's appeal from a decree dismissing a bill in equity brought to enforce a building restriction. The parties owned premises on Massachusetts avenue, Boston, within a short distance of each other. The plaintiff acquired her title by mesne conveyance from the City of Boston, and the defendant acquired his title by mesne conveyance from the Boston Water Power Company. The plaintiff based her cause of action on an agreement between the Commonwealth of Massachusetts, the Boston Water Power Company and the City of Boston in regard to the development of certain land in the Back Bay. The plaintiff's chain of

title showed a restriction requiring building to be set back a certain distance from the street, and the defendant's deed contained a similar restriction. Prior to the bringing of this action the defendant started erection of an addition to his house within the restricted area. Held that the findings of fact disclose no common title and no basis for an inference that the restriction in the deed of the defendant's predecessor in title was inserted for the benefit of the estate owned by the plaintiff. As the plaintiff had no right to enforce the restriction in the defendant's deed the bill was properly dismissed. Mass. Supreme Court.

Wood *et al.* *v.* Building Commissioner of the City of Boston. Suffolk. May 29, 1926.

Bancroft *et al.* *v.* Building Commissioner of Boston. Suffolk. September 18, 1926.

Seigemund *v.* Building Commissioner. Suffolk. May 20, 1927.

Landers *v.* Brooks *et al.*, Trustees. Tenant Injured Descending Fire Escape. Middlesex. November 29, 1926.

O'Brien *v.* Turner. Zoning. Norfolk. February 27, 1926.

Hammond *v.* Board of Appeal. Springfield. Zoning. Hampden. November 23, 1925.

Vorenberg *v.* Bunnell *et al.* Garage. State Restrictions. Suffolk. November 11, 1926.

Siegemund *v.* Building Commissioner, City of Boston. Suffolk. April 3, 1928. Zoning laws are binding upon all.

In dealing with real estate, all who are interested are required to take notice of zoning laws.

Building Commissioner, Town of Brookline *v.* McManus. Norfolk. April 5, 1928. Zoning law. Plaintiff not barred in action, because he first made a criminal complaint against defendant.

Godfrey *v.* Building Commissioner, City of Boston. Suffolk. May 28, 1928. Mandamus. Petition to compel respondent to refuse to grant a building permit.

Inspector of Buildings, Falmouth *v.* General Outdoor Advertising Company. Barnstable. June 8, 1928.

Bill to compel removal of bill board.

Erickson *et al.*, Trustees *v.* Ames *et al.*, Trustees. Suffolk. September 22, 1928.

McLaughlin *v.* Eldredge *et al.* Equity — Real Estate — Restriction. Changed Character of Residen-

tial Street. Plaintiff not entitled to decree — dwelling houses and buildings appurtenant thereto. Suffolk. March 2, 1929.

McDonald *et al.* v. Board of Street Commissioners, City of Boston. Bills to enjoin Street Commissioners of Boston from discontinuing Tamworth Street. Suffolk. July 19, 1929.

Bennett v. Board of Appeal City of Cambridge. Certiorari — Zoning Ordinance — Board of Appeal — Order to vary ordinance. Defective record. Middlesex. September 13, 1929.

Bennett, Trustee v. Terry *et al.* Mandamus — Petition to compel the respondent as Superintendent of Buildings of Cambridge to revoke a permit granted to erect a combination apartment and hotel building. Plaintiff as owner of adjoining property claimed a violation of zoning restrictions. Rulings of single Justice rightly given. Exceptions of plaintiff overruled. Middlesex. February 28, 1930.

Hanauer *et al.* v. State Fire Marshal *et al.* License — Storage of gasoline — Authority of Fire Marshal to revoke license issued by Street Commissioners of Boston. Appeal dismissed. Suffolk. May 28, 1930.

Harper, Jr. v. Board of Appeal of the Building Department of the City of Boston. Equity — Building Laws — Appeal from decision of Building Commissioner to Board of Appeal — Review of action of Board of Appeal — Remedy. Suffolk. May 29, 1930.

Newcomb v. Aldermen of Holyoke. Certiorari — Revocation of License to store and sell gasoline — Public Officers — Presumption of regularity of proceedings. Hampden. June 6, 1930.

Town of Swampscott v. Knowlton Arms, Inc. Equity — Building permit — Moot questions. Essex. September 30, 1930.

Kane *et al.* v. Board of Appeal City of Medford. Municipal corporation — Board of Appeal — Application of Zoning Ordinance — Certiorari proceedings. Middlesex. October 11, 1930.

ANNUAL REPORT OF THE BOARD OF APPEAL.

BOSTON; February 1, 1931.

HON. JAMES M. CURLEY,
Mayor of Boston.

DEAR SIR,—In accordance with the provisions of section 8, chapter 550, Acts of 1907, as amended, we submit herewith a summary of the decisions of the Board of Appeal rendered during the period between January 1 to December 31, 1930.

Due to a recent decision of the Supreme Court stating that the advertising of the public hearing in a daily newspaper and notice of hearing to all those deemed by the Board affected thereby should be done by the Board and not by the petitioner as has been the practice heretofore, the Board has been in consultation with a Special Committee on the Zoning Law, which met in the office of the City Planning Board, in reference for legislation relative to the payment of an additional fee under the Zoning Law of the City of Boston.

The Board further recommends that section 19, chapter 488, Acts of 1924, have the same provision that section 129, paragraph 2, of chapter 550, Acts of 1907, has to indemnify and save harmless the person or persons in whose favor a decision of the Board has been rendered, to wit:

“The person applying for the writ of *certiorari* shall file a bond with sufficient surety, to be approved by the court, for such sum as shall be fixed by the court, to indemnify and save harmless the person or persons in whose favor the decision was rendered from all damages and costs which they may sustain in case the decision of the Board is affirmed. In case the decision of the Board is affirmed the court, on motion, shall assess damages, and execution shall issue therefor.”

Respectfully submitted,

BOARD OF APPEAL,
by JAMES A. McELANEY, JR.,
Secretary.

The following is a statistical summary of the work of this department for the year 1930:

In re Building Law — chapter 550, Acts of 1907, as amended:

Appeals received	108
Appeals sustained	55
Appeals sustained with proviso	44
Appeals dismissed	3
Appeal decisions rendered	102
Appeals pending	4
Appeals withdrawn	2

In re Zoning Law — chapter 488, Acts of 1924, as amended:

Appeals received	122
Appeals sustained	58
Appeals sustained with proviso	22
Appeals dismissed	37
Appeals withdrawn	1
Appeals decisions rendered	117
Appeals decisions rendered pending from 1929	1
Appeals pending	4

In re Building Law — chapter 550, Acts of 1907, as amended:

Violation of the Elevator-Escalator Regulations.— Use of hinge hatch cover instead of vertical lifting hatch on sidewalk opening. The sidewalk elevator was located in a busy thoroughfare and the method as proposed by the appellant was less hazardous than the legal hatch cover for it created less congestion on the sidewalk, less interference with and greater safety to pedestrians. The Board believed that this was a case not contemplated by the act although covered by it and sustained the appeal.

Violation of Section 9 or Sections 23 and 32, of Chapter 550, Acts of 1907, or Chapter 42, Acts of 1927, Special Act Governing Metal Buildings.— Erection of temporary steel buildings. The appellant desired to erect a temporary steel building on leased land. In view of the fact that the appellant could be ordered to vacate at a thirty days' notice, the Board was of the opinion that it would be a manifest injustice to compel the appellant to erect a more permanent form of construction, viz., a second-class building. There were sixteen of these

cases and the Board sustained them with the proviso, "that same be removed at the expiration of a certain date,"— the dates varying from one to two years according to the needs of the appellant in each instance.

Violations of Sections 9, 13 and 40.— *In re* alterations to buildings of third-class construction. There were twelve appeals *in re* conversion of two-family houses into three-family houses due to the change in living conditions, there being no longer a demand for large apartments; eight appeals *in re* increasing area of wooden buildings to provide a porch, better sanitary conditions, etc.; fourteen appeals *in re* permitting extensions to existing stores and renovating same into clean, healthful structures, or permitting change of occupancy from dwelling house to a synagogue in one of the fourteen aforesaid appeals and into a church in another instance — such renovations were permitted during the period of 1922 and 1925 under the section 9 above quoted. In view of the character of the proposed alterations as expressed by the appellant in each instance, the Board was of the opinion that the spirit of the law was maintained and believed it would be a manifest injustice to refuse the appellant a permit and sustained the appeals as set forth in full in decisions on file.

Violations of Sections 9, 40, 39 and 20.— Temporary wooden buildings in fire limits that were in excess of the area permitted for wooden buildings were not carried on masonry foundations and foundations were not carried to satisfactory bearing soil. The buildings in question were ten of a group of fifteen buildings that were to be erected for a period of only sixty days in connection with an exposition. Due to the temporary nature of the buildings, the Board was of the opinion that it would be a manifest injustice to compel the appellant to erect a more permanent form of construction of building, and after having consulted with competent engineers as to the stability and safety of the proposed construction, which did not conflict with any provision of the spirit of the act in question, the Board sustained the appeals with the proviso, "that the buildings in question be removed no later than September 15, 1931."

Violation of Section 13.— Moving building in the fire limits. There were four appeals where the appellant desired to move the building due to the fact that the

premises on which the building stood was to be used for other purposes. In each instance, the Board viewed the premises and came to the conclusion that same came within the spirit of the law and that it was a manifest injustice to refuse the appellant a permit. The Board sustained the appeals as set forth in full in decisions on file.

Violation of Section 17.—Building exceeds 3,500 square feet in area. First floor and basement stories required to be of first-class construction. It appeared at the hearing that the appellant proposed to wire-lath and cement plaster the entire building throughout in lieu of putting in a first floor and basement of first-class construction. The Board was of the opinion that the appellant had complied with the spirit of the law and that it was a manifest injustice to refuse the appellant a permit and sustained the appeal with the proviso, "that the building in question be metal wire-lathed and covered with three coats of cement plaster throughout and provided with metal-covered door." There were two other similar cases, all of which are on file in this office.

Violation of the Tenement House Laws.—Converting three-family house into five family. There were six cases where the appellant appealed to convert a three-family house of nine-room apartments into smaller apartments of three or four rooms each due to the fact that it was impossible to rent flats because of their sizes. There were to be no structural changes except the providing of more exits and the appellant desired to be relieved of tearing down existing partitions around the staircases in order to brick-nogg, wire-lath and plaster same. In view of the fact that the building, when altered, was to be occupied by a less number of people, the Board realized that the demolishing of these partitions was a hardship and it was of the opinion that it would be a manifest injustice to refuse the appellant a permit. Therefore, with the proviso, "that the back stairs leading to the basement be entirely inclosed in a fire-proof partition and be provided further with a metal-covered, self-closing door," the Board sustained the appeals in each instance. In the seventh appeal, the appellant had complied with the letter of the law with the exception of the installation of a tea room in one room and the appellant desired to be relieved of spoiling

the existing beamed ceiling by covering same with wire-lath and plaster. The Board sustained the appeal as set forth in full in decision on file.

Violation of Section 43.—Egress. There were two appeals where the appellant desired to be relieved of a strict interpretation of the act by being permitted to omit an outside fire escape. The Board found that instead of the fire escape that the appellant had provided two stair towers of fireproof construction within the building with direct communication from each suite and smoke doors. The Board was of the opinion that in those two cases the violation was a technical one and that the appellant had complied with the spirit of the act and sustained the appeal with the proviso, "that the egress from the bedrooms be unobstructed by any closets."

Violation of Section 18.—Elevator penthouses and parapets exceed legal height. The Board found in one specific case that the appellant was taking advantage of the new law, which permitted him to erect his building to a height of 232 feet and still be under the allowable volume with the exception of a slight projection 36 feet by 8 feet by 40 feet outside the envelope line (as it were) and the parapets that were for ornamental purposes. The slight projection occurred in the penthouse, which was occupied by elevators only and the slight projections of the parapets that were for ornamental purposes only. To offset this slight projection, the Board found that the volume of the proposed building was 106,000 cubic feet less than the volume permitted under the act — the appellant having designed the building sacrificing aforesaid cubic feet in order to effect an artistic architectural design. The Board found that the spirit of the law was maintained in this particular case and being a specific case not contemplated by the act although covered by it sustained the appeal as set forth in full in decision on file in this office.

There were three cases in which the Board, having heard the appellant, and in many instances having examined the premises, concurred with the Building Commissioner in his refusal, and dismissed the appeals as set forth in decisions on file.

Miscellaneous.—The remaining cases were appeals in regard to technical questions as to the meaning of the law, where the appellant had complied with the spirit

of the act although not the letter, or where it was a case not contemplated by the act although covered by it. A few typical cases are as follows:

Permission to omit sprinklers in second-class building as the building in question was virtually a first class one being constructed of terra cotta and gypsum partitions; metal door frames with Genfire Truscon bar joists; increasing floor area of tenement house over 1,850 square feet by inclosing a piazza into a sun parlor; permission to light stair halls by means of permanent artificial light of eight-story buildings due to the fact that the skylight as required by the act would only filter light through to the last few stories and the remaining stairhalls would be dark; omission of a court required because of no rear yard owing to a city restriction of a 20-foot front set-back on the property and due to the narrowness of the lot; there was a building but 24 feet in depth and the set-back provided more light and air to the occupants of the building and the adjoining property than that required by the act and which would serve no useful purpose as it abutted a blank party wall; reducing side courts of a theater from 6 feet to 5 feet 6 inches, the reduction occurring only at the pilasters; omission of an open court on one side of an auditorium of a theater, which omission was offset by a covered court and the egress was unusually good; use of wooden shingles on roof instead of incombustible material to continue old colonial effect of old New England landmark; use of wood in outside finish to carry out architectural design of remaining group of buildings of a university; omission of sprinklers in a second-class building that had been constructed for over fifty years and was being repaired because of a fire damage; permit building to exceed 5,000 square feet, of second-class construction, the excess area being divided from the other portion by an unpierced party wall; wooden building exceeding the legal area caused by the erection of a canopy to protect the help from the inclemency of the weather; installation of telephone switches in the fireproofing of three columns on each floor, but in no case were the conduits continuous, and it was necessary to provide concealed, convenient locations for them, etc. In view of the circumstances peculiar to each specific case as expressed by the appellant at the hearing, the Board was of the opinion that in each instance there

was no violation of the spirit of the act, and, therefore sustained the appeals as set forth in full in decisions on file.

IN RE ZONING LAW, CHAPTER 488, ACTS OF 1924
AS AMENDED.

The statistical summary has already been enumerated on the first page of this report.

The appeals fall into the following approximate classifications:

Violations of Section 4.— Conversion of premises into commercial uses in district zoned for general residence purposes. There were seven appeals where the appellant petitioned to be permitted to convert open, waste stretches of land into a miniature golf course for a period of a year or two when the real estate market would be readjusted and the premises in question could be advantageously developed for residential uses such as apartment houses as permitted under the act. In every instance the property in question had been in the ownership of the immediate owners or their ancestors for many years and to date, the time was not propitious for its development as permitted under the newly adopted Zoning Law in Boston. The Board was of the opinion that since the proposed use of the premises was for only a temporary period that a strict enforcement of the act involved a practical difficulty upon the appellant in this specific case and sustained the appeals with the proviso "that the premises be only used for the variation of the Zoning Act petitioned, viz., a miniature golf course for a period of two years."

There were twenty further appeals sustained with the provisos that might be grouped as follows: One appeal was to be permitted to continue a gasoline station in a residential district that had been in operation five years — a permit having been granted for same when the Zoning Law was new and there were some misunderstanding as to where the zoning line actually was dividing the residential district from the local business district; the second was to permit a gasoline pump to supply the tenants of a group of community garages; the third was to permit a few shelves in a garage for the storage of candy — the appellant keeping his truck in the garage but doing no business whatever on the premises; the fourth was to permit an undertaker's sign to be exhibited on the lawn of the appellant's premises

and an undertaker's office but there was to be no mortician work such as embalming or waking of bodies on the premises whatsoever; the fifth was to permit additional tankage of 2,000 gallons of gasoline in an existing gasoline station established before the Zoning Act went into effect; and the sixth was to permit the manufacturing of marble in a one-story structure as the premises in question abutted an 1-155 zone, a district that permitted structures to be erected to a height of 155 feet for industrial projects; the seventh was to permit a theater as the premises in question abutted a local business center; the eighth was to permit a filling station on the premises in question as across the street was zoned B-80, a district that permitted structures to be erected to a height of 80 feet for general business projects; the ninth was to permit an automobile service station to extend through the entire premises, the zoning line running through the property and thus permitting one half to be used for commercial enterprises and the other half for residential purposes; the tenth appeal was to permit a man out of work and unable to earn a living due to physical incapacities to run a small automobile repair shop about 15 feet by 30 feet in a residential district that abutted a commercial one and the remaining ten appeals were to permit either one-story stores or permit stores in the first floor or basement of an existing dwelling house due to the fact that the neighborhood in each instance was a purely commercial one. The Board viewed the premises in each instance and found that the lot in question was entirely unsuited for residential purposes and for that purpose it had completely lost its value. In each specific case, the Board was of the opinion that this was a specific case wherein a strict enforcement of the act worked an unnecessary hardship upon the appellant and wherein desirable relief might be granted without substantially derogating from the intent and purpose of the act, and therefore sustained the appeal — in some instances putting on provisos as the case warranted. There were twenty-nine further appeals requesting either a filling station, theater or stores in a residential district. In these cases, however, the Board after having viewed each locus in question, concurred with the Building Commissioner in his refusal, and dismissed the appeals.

Violations of Sections 5 and 6. In re Uses in L or B Districts.— There was one appeal where the appellant

petitioned to be permitted to convert a building that came under a "Non-Conforming Use" in a local business district to the business of a modern carpet cleaning plant. The Board found that the proposed use of the building was less derogating from the intent and purpose of the Zoning Act than the existing legal use of the building. The same conditions applied to two other cases only in one instance the use of the building was to be a bakery in a local business district and in the other instance a bottling works in a general business district — the bottling works consisting merely in the conduct of a tonic business. The Board found in the three instances the spirit of the Zoning Law remained intact by the proposed variance in question and sustained the appeals. In two other instances where the appellant petitioned for a contractors' yard in a general business district and a coal yard in a local business district, the Board, having viewed the premises in question, concurred with the Building Commissioner in his refusal and affirmed same.

Violation of Section 12.—Front set-backs. There were four cases where the appellant desired to be relieved of setting his building back 10 feet from the street: In one instance it was a technical violation because the appellant was inclosing an existing piazza and thus making same a sun parlor; in another, the appellant set his building back what he was advised was 10 feet and when the street line was finally established, it was found to be 5 feet back from the line; in the other two instances the appellant petitioned to keep his building on a line with the other houses already erected on the street which was a set-back of 5 feet.

Violation of Section 12.—Building covers more than 70 per cent of the lot. There were two cases in which the appellant desired to erect a one-story structure and to cover 85 per cent of the lot. While section 12 reads that no structure shall exceed 70 per cent of the lot, section 16 (which deals with exceptions) reads, "No yard is required for one-story buildings other than dwellings," and the structures in question were to be occupied for commercial purposes, and the Board was of the opinion that the appellant was within his rights.

Violation of Section 12.—Corner cut-off. In two instances the appellant petitioned a 4-foot corner cut-off in lieu of 15 feet: In one case the corner cut-off was required due to the street widening, and in the other case the appellant had a building which already

had no cut-off and in altering and moving same the law required that he cut down his building. Had the appellant not tried to improve the appearance of his property, he could have legally maintained a worse condition than had he not petitioned an alteration to his building.

In the eight foregoing petitions, the Board found that in each instance the spirit of the Zoning Law remained intact and that desirable relief might be granted without substantially derogating from the intent and purpose of the act and sustained the appeals as set forth in full in decisions on file.

Violation of Section 12.—Yards less than legal area: Section 16. Garages in side yards. There were twenty-four appeals for a variation of the Zoning Law to permit a reduction of the rear and side yards either by a garage or a dwelling house. In some instances, the garages were legally in the rear yard, but a small percentage would extend into the side yard. The appellants were handicapped in so far that the lots had been owned by them for many years previous to the passage of the Zoning Law and dwellings had already been erected upon them. In other instances, the rear yard had been established in accordance with the law at the time the dwellings were erected, but the side yards were more ample than the rear yards, and the appellant petitioned to erect the garages in the side yards instead of the rear yards. In other instances, the appellant petitioned for relief to reduce the depth of the rear yard; the area of the lot was such that if the appellant had to comply with the law as to rear yards, it would be impossible to erect the structure in question and the project would have to be abandoned. In most instances, however, the area of the rear yards was greater than the act required but due to the irregular shape of the lot, the depth of the lot at one point being double what the law required and at the other point being about 6 feet less than the required depth. In a still further instance, the zoning district lines ran diagonally through the appellant's property so that the portion of the lot on which the building was to be erected was in an R-65 district that permitted a 12-foot rear yard as the appellant proposed, but the yard itself was in an R-40 district that required a 20-foot rear yard. In each instance the Board viewed the premises in question, and found that the aforesaid appeals were specific

cases wherein desirable relief might be granted without substantially derogating from the intent and purpose of the act, and sustained the appeals and where necessary regulated the variation with provisos as set forth in full in decisions on file.

Violation of Section 16.—Garages in front yard. There were twenty appeals where the appellant petitioned to be permitted to erect a one or two car garage in the front portion of the lot. The lot rose from 7 feet to 20 feet from the sidewalk line to the rear portion of the house so that it was impractical to erect the garage in the rear of the lot due to the difference in grade between it and the street grade. The garage was to be buried in the embankment, so that, when completed, it would be lower than the higher portions of the adjacent ground, and would form no obstruction of view from the surrounding properties. In each instance, the Board viewed the premises, and found that the case in question was a specific case wherein a strict enforcement of the act involved a practical difficulty upon the appellant and wherein desirable relief might be granted without substantially derogating from the intent and purpose of the Zoning Act, and sustained the appeals (and where necessary regulated same with provisos) as set forth in full in decisions on file.

There were thirty-seven cases (twenty-nine of which have been mentioned under "Violation of Section 4" of this report) in which the Board, after having heard the appellant and having viewed the premises in each case, was of the opinion that there were not specific cases wherein a strict enforcement of the act involved either a practical difficulty or an unnecessary hardship upon the appellant, and, therefore, it (the Board) concurred with the Building Commissioner in his refusals, and dismissed the appeals as set forth in full in decisions on file in this office.

ANNUAL REPORT OF BOARD OF EXAMINERS.

BOSTON, February 1, 1931.

HON. JAMES M. CURLEY,
Mayor of Boston.

DEAR SIR,—In compliance with your request the Board of Examiners submits herewith the report of the activities of the department during the year 1930.

During the year the Board held 109 meetings at which 4,960 applications for various classes of license were acted upon. In addition, eleven complaint cases were disposed of or sent to the Law Department for prosecution. Despite the great depression, the number of new licenses granted was nearly the equivalent of that of the preceding year, while the number of renewals was slightly in excess of that of 1929. Special licenses reached 959 as compared with 943 in the previous twelve months.

The method of examination continued as in the past, with the Board making a special effort to aid men laboring under the handicap of an unprecedented lack of work. Despite this apparent unbending as regards restrictions, the prevention of accident purpose of the law was emphasized as in the past and the number of complaint cases rigidly prosecuted.

Applicants for renewal of previously issued licenses showed an increased familiarity with the Building Law, this knowledge being due to the campaign waged by the Board to acquaint all holders of license with such an understanding. Communications from other cities showed an ever-increasing interest in our law. Passage of similar ordinances is evidently taking place in several communities.

The following is a summary of applications acted upon between January 1 and December 31, 1930:

	Approved.	Rejected.	Total.
For new licenses.....	516	306	822
For renewals.....	2,541	.....	2,541
For special licenses.....	959	638	1,597
Totals.....	4,016	944	4,960

The fees collected amounted to:

For new license	\$2,580 00
For renewal	5,082 00
For special license	959 00
	<hr/>
	<u>\$8,621 00</u>

Respectfully submitted,

BOARD OF EXAMINERS,

by JOHN F. HICKEY,
Chairman.

ANNUAL REPORT OF THE FENCE VIEWERS.

BOSTON, February 2, 1931.

EDWARD W. ROEMER,
Building Commissioner.

DEAR SIR,— Complying with your request, we herewith submit our annual report as fence viewers for the year 1930:

Number of hearings held	6
Number of orders issued to owners	12
Amount received for fees and deposited with City Treasurer	\$8 00
Amount of fees due and uncollected	\$16 00

Numerous complaints are made, but working under the conviction that fence disputes are generally due to disagreements in no way connected with fences, we attempt first to find out the real cause of the trouble and interview both parties before calling for a hearing. A good common sense talk coupled with an explanation of the law on the subject usually results in the parties coming to a satisfactory agreement without resort to our official intervention.

Respectfully submitted,

CORNELIUS J. MURPHY,
 JOSEPHAT C. BLAIN,
Fence Viewers for the City of Boston.

REPORT OF BOARD OF EXAMINERS OF GAS FITTERS.

BOSTON, February 2, 1931.

In compliance with chapter 265 of the Acts of 1897 the Board of Examiners of Gas Fitters held examinations from January 1, 1930, to December 31, 1930, with the following results:

Number of applications referred to the Board of Examiners by the Building Commissioner . . .	107
Number of examinations held	5
Number of applicants examined	84
Masters	14
Journeymen	70
Number who passed the examination and were certified by the Board of Examiners to the Building Commissioner for license	16
Masters	6
Journeymen	10
Number of examination papers rejected, applicants not having the required percentage	68
Masters	8
Journeymen	60

Respectfully submitted,

<i>Board of Examiners.</i>	{	EDWARD W. ROEMER, <i>Chairman,</i> <i>Building Commissioner.</i>
		FRANCIS X. MAHONEY, <i>Health Commissioner.</i>
		JOHN CLANCY.

